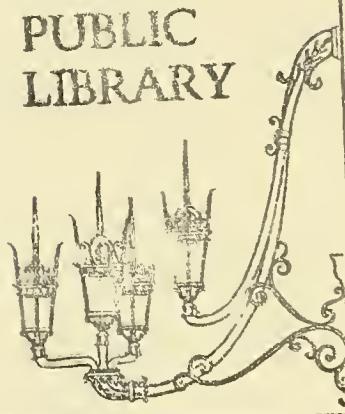




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December 1, 1991

BOSTON COLLEGE

MASTER PLAN

for

**PHYSICAL FACILITIES DEVELOPMENT**

1991-2001





## **CHAPTER ONE**

### **INTRODUCTION**

#### **Purpose & Summary**

##### **Purpose**

Boston College, its neighbors and the City of Boston are currently engaged in a Master Planning process. The Master Plan for physical facilities is a document required by Article 51 of the Boston Zoning Code and serves as a vehicle to communicate institutional plans.

The City of Newton is developing a new zoning policy. Boston College wishes to relay to its neighbors, the Aldermen and the Newton Planning Department what it envisions for the future growth of the physical facilities of the University in the City of Newton.

Boston College recognizes the planning process as an opportunity to work with its neighboring cities and communities to enhance relationships and to help contribute to the overall quality of life in Allston/Brighton and in Newton. The development of this plan will enable the University and its neighbors to view the future on a common ground.

##### **Summary of Ten-Year Objectives and Major Projects**

Various institutional and academic planning efforts and the reports of accrediting bodies, in combination with the ongoing management of the University, have identified a number of pressing needs for space. These fall into six major categories.

- Student Dormitories
- Classrooms and Laboratories
- Recreational Space and Athletic Playing Fields
- Parking
- Faculty and Administrative Offices
- Storage

In response the University has prepared a ten year capital plan. This Master Plan discusses the scope, siting and timing of each of the projects in the ten year capital plan. It presents, as well,



brief historical summaries and pertinent background information. This Master Plan was developed with input from the Boston College Community Relations Task Force and the Boston Redevelopment Authority. The list of the individuals on the Task Force is in Appendix A of this document. The Plan also includes the recommendations and studies of architects, campus planners, traffic consultants and legal counsel employed by the University to provide expert advice on the many complex technical and procedural issues surrounding the development of physical facilities in the cities of Boston and Newton.

A very brief summary of pragmatic near-term objectives and responsive projects is noted below.

<u>Objective</u>	<u>Project</u>
1. Provide more on-campus housing and improved dining facilities for undergraduates	New residence halls
2. Provide on-campus housing for graduate students	A new graduate residence center
3. Provide parking plans and facility to move automobiles out of neighborhoods	A new parking facility
4. Improve academic and administrative facilities on campus	Renovation and additions to existing buildings
5. Provide more student services on campus and improved dining facilities	A new campus center
6. Improve grounds and open spaces	Various landscaping projects Removal of inefficient facilities
7. Improve and increase office space for faculty and administration	Renovation of existing space
8. Provide handicapped accessibility for all students.	Renovation of buildings as needed



## **URBAN DESIGN**

Design guidelines for the next ten years include combining an efficient use of limited space with an increase of green space, a definition of campus entrances and a building structure that will focus the eye toward the gothic towers of the Middle Campus.

Design features include:

- Siting, sizing and quality will be sensitive relative to the existing edge buildings and the center of the Middle Campus with its gothic architecture;
- Materials will be reflective of the quality, shade and texture of materials used throughout the campus;
- Campus edges, particularly entrances, will be improved in order to improve the end of the Commonwealth Avenue Boulevard Planning District;
- Internal green space will provide open space amenities and view for the community and the campus.

## **Circulation and Parking**

Traffic patterns at Boston College at the intersections of Lake Street. & Commonwealth Avenue, St. Thomas More Drive & Beacon Street, Chestnut Hill Drive & Commonwealth Avenue, Hammond Street & Beacon Street and Center Street have been studied and projected into 1995. The traffic patterns are projected to remain relatively stable with "build out" projections (see Chapter 3 and Appendix C).

Boston College will develop a Master Plan for traffic and parking. The Master Plan will include the survey for existing parking spaces with goals of increasing the number of spaces.

## **Zoning**

On the issue of institutional boundaries, Boston College will agree to cooperate with its neighbors and the City of Boston in regards to Article 51 of the Zoning Code.



## CHAPTER TWO BACKGROUND

### History

Towards the middle of the 19th century, an avalanche of Irish immigrants, fleeing a famine in their native land, descended upon Boston. It is eloquent testimony to the ambition and self-confidence of these destitute newcomers that within fifteen years they had a college for their sons named for their adopted city, Boston College, directed and taught by an eminent educational order of Catholic priests, the Fathers of the Society of Jesus, known familiarly as the Jesuits. For fifty years Boston College, together with its massive collegiate Church of the Immaculate Conception, was located on Harrison Avenue in the South End, opposite the Boston City Hospital. The Jesuits taught the sons of immigrants the same Greek and Latin classics and philosophy that was the established curriculum at Princeton, Columbia, Brown and other select colleges of that era. The vast majority of Boston College graduates entered the professions - law, medicine, education, and a large number became priests. Thus, when the College was only several decades old its alumni began to enrich the life of the city. In the 19th century, the enrollment of the College was not large by modern standards, but in the 1890s Boston College's enrollment of less than 200 made it a larger college than the Universities of Massachusetts, New Hampshire, Michigan State, Purdue or Maryland.

But expansion had to come, and the space and facilities in the South End were cramped, so in 1913 Boston College moved to a then spacious Chestnut Hill campus. Street car transportation made the Chestnut Hill site feasible, but the College did not change its name and its new campus actually bordered the City of Boston. Indeed, the College retained strong links with the city by locating its Law School, Evening College, Graduate School of Social Work, and School of Nursing in downtown Boston where they remained for many years.



In 1970, responding to societal pressures as did many other previously all-male colleges like Williams, Amherst, Holy Cross, and Yale, Boston College became coeducational in all undergraduate programs. This at once doubled the potential field of applicants to Boston College and greatly increased the pressure for expansion. But the University by no means doubled its undergraduate enrollment. In 1970 there were just over 6000 undergraduates. More than two decades later there are 8500. Nevertheless the increased numbers and especially the steady growth of students from other regions of this country and from other countries have created a growing need for campus housing that even two decades of construction has not been able to meet. The number of resident students who cannot be housed on campus remains too large, so further residential construction is a prime objective of University planning.

Boston College now has a population as large as that of a fair-sized town and responsibility for the cultural, social and recreational--as well as academic--accommodation of resident students twenty-four hours a day. There is a critical need for a commodious student center. When McElroy Commons was built nearly thirty years ago it was thought of as a student center; but the pressing need for dining facilities and a bookstore all but squeezed out space for student meetings and social activities. Provision must be made for student events and activities that will lessen the need for students to seek relaxation and entertainment off campus. A true campus center should be built as soon as it is feasible to do so.

In the waning decades of the twentieth century, where people are, there are automobiles, with resultant parking problems. In this respect Boston College is surely part of the American landscape. In the past decade, in addition to its various surface parking lots, the University constructed a garage in two phases to accommodate 827 cars. A planning priority is another parking garage.

Boston College is now a medium-sized University with 8,500 undergraduate students in the College of Arts and Sciences and three professional schools; 4,000 students in the Law School, the Graduate Schools of Arts and Sciences, Social Work and Management; and 1,500 in the Part-Time and Evening College. The University is now a national institution with many international



students and programs. But despite its growth and diversification Boston College retains deep commitments to Boston, its original host, because it was citizens of Boston who made the University and its lofty traditions a reality.

## Goals of Boston College

Boston College was founded to provide each student with a broad liberal education and a system of values to help organize this knowledge. Students at this Jesuit university learn the importance of intellectual achievement and scholarly research, along with the importance of moral, spiritual and social values.

Boston College has set goals for the 1990s. The Goals for the Nineties Council has determined a three-fold mission for Boston College. First, the University will continue its commitment to increase academic excellence. Secondly, Boston College will redefine and reaffirm its commitment to its Catholic and Jesuit identity. The third goal is to enrich the intellectual and personal environment of students on the Boston College campus. (See Appendix B for Goals Statement.)

In order to attain these goals, the University plans additions and changes to its physical facilities to accomplish the following:

- Provide On-Campus Housing for at least 75% of Undergraduate Students  
On-campus housing is considered an extremely important factor both in attracting quality students and improving the interactive quality and "tone" of the campus experience. Providing such housing has the added effect of relieving some of the housing pressure in the surrounding neighborhoods. More importantly, since Boston College does not plan to increase the size of its student body, the addition of new dormitories will bring students onto the campus.
- Provide On-Campus Housing for Graduate Students  
At the present time, Boston College provides no housing for its graduate students. Boston College has become competitive on a national level with its graduate programs. Lack of housing can be a detriment to attracting high quality students. Here, too, the provision of on-campus housing will relieve some of the housing pressure in the neighborhoods closest to Boston College



- Provide Additional On-Campus Parking

Commuter students and employees must for the most part drive to Boston College and therefore have guaranteed on-campus parking. In addition, more resident students would like on-campus parking. Additional spaces would serve daytime parking needs, campus residents and those who attend large on-campus events.

- Provide "State-of-the-Art" Classroom, Research and Office Facilities for Students, Faculty and Staff

Boston College is constantly striving to raise its academic standards. Up-to-date academic facilities will enhance the learning environment for the University community and ensure compliance with the standards set by various accrediting bodies.

- Improve Student Services

A major part of improving the quality of life on campus is providing services which better and more completely meet the needs of Boston College students. This will involve reorganizing and relocating existing services as well as providing much needed on-campus space for student services and activities.

- Improve On-Campus Vehicle and Pedestrian Circulation

The vehicular and pedestrian movement on the campus is not clearly organized and this lack of clarity creates visual and operational confusion. This condition is further exacerbated by the severe grade difference between the Middle and Lower Campus and the distance separating the Newton Campus from the Chestnut Hill Campus. Elements of this plan are designed to address these issues.

- Enhance and Add Open Space

Open space for any campus is important for its aesthetic, recreational, and social implications. Rather than allowing open space to be "left over" from the planning of new buildings, the University plans to enhance the open space it has, and increase the amount of open space for future use.

- Upgrade Facilities

The renovation and modernization of existing facilities and beautification of the Boston College landscape will continue.

In meetings with the community, there was agreement that some of these objectives were mutually shared. This Master Plan will address the implementation of construction projects designed to meet some of these objectives. The plan deals most specifically with projects falling within a ten year horizon (1991-2001), running concurrently with the Capital Plan.



## **CHAPTER THREE** **EXISTING CONDITIONS**

### **Area of Study - Lower Campus**

The area of the Master Plan study in the Brighton neighborhood of the City of Boston is the area called the Lower Campus (Map #2). (All maps are located in Chapter 10 of this document). Its boundaries include the Boston/Newton Line on the north, St. Thomas More Drive on the east, Beacon Street to the south and the Middle Campus to the west. Also included is More Hall, located on the east side of St. Thomas More Drive. Boston College also owns Greycliff Hall at 2051 Commonwealth Avenue.

The northern edge of the study area is a student residential area. This edge also contains the main access to the Lower Campus area from Commonwealth Avenue. This access is a public roadway controlled by the MDC. Commonwealth Avenue is a busy roadway serving Boston and Newton. It contains the terminus of the Commonwealth Avenue branch of the Green Line public transit trolley.

To the east the More Hall site is bounded by public green space consisting of a cemetery and public park. St. Thomas More Drive is a public roadway controlled by the MDC which connects Commonwealth Avenue and Beacon Street.

At the southern edge of the study area, along Beacon Street, is a residential area of two-story single family homes. At this edge, vehicle access to the existing 827 car parking garage can be made from Beacon Street.

The western edge is characterized by an 85 foot grade change between the Lower and Middle Campuses. Vehicular access between the two campuses is not possible and except for two major sets of pedestrian steps, at Higgins Hall and O'Neill Library, pedestrian access is confined to the northern and southern portions of the boundary on public sidewalks.



Boston College has recently purchased warehouse/office space at 1380 Soldier's Field Road in Allston, and is currently leasing space in St. Clement's Hall at St. John's Seminary and at 235 North Beacon Street in Allston (Map #1).

### **Area of Study - Chestnut Hill**

Boston College's property in Newton is divided between two locations. The first is the Chestnut Hill area of Newton (Map #3A). There are three campuses in this area, Middle Campus, Upper Campus and the Hammond Street Triangle.

The Middle Campus is the center of Boston College academic activity. It is bordered on three sides by roads: Beacon Street, College Road and Commonwealth Avenue. The eastern edge of the Middle Campus contains the O'Neill Library, the focus of the campus, and a large grade change that drops down to the Lower Campus in Boston. The Middle Campus contains most of the academic facilities for Boston College. Its buildings have a distinctive Gothic architectural style.

The Upper Campus is residential. It contains Tudor style dormitories and O'Connell House, a student activity house. It is bordered by residential roads: Tudor Road to the north, College Road to the east, and Beacon Street to the south.

The Hammond Street Triangle is characterized by large old residential houses and carriage houses. These houses are used for administrative and academic services. The Boston College Child Care Center is in one of the restored carriage houses. The area is bounded by heavily travelled roads on two sides (Beacon Street and Hammond Street) and a quiet, residential street (Stone Avenue) on the third side.



## **Area of Study - Newton Campus**

The other campus in Newton is on Centre Street, about two miles from the Chestnut Hill campus (Map #3B). This campus covers 40.2 acres spread over hilly terrain with several fields. It is bounded by Colby Road (a private Boston College owned street) and the Country Day School of the Sacred Heart on the north, a busy Centre Street on the east, a residential Mill Street on the south and Edmunds Park, a municipal park, on the west. The Newton Campus houses the Boston College Law School, the Fine Arts Department, the Women in Politics Program, freshmen dormitories, the Alumni Association, a small community of Jesuits and office space for research activities.

## **Enrollment Trends and Statistics**

Boston College decided in 1976 to cap its overall enrollment at 14,000 students. As Boston College develops its plans for the nineties, it is its intention to keep enrollment at 8,500 undergraduates, 4,000 graduate students and 1,500 part-time students (Table #1). This is despite a large number of applications (Table #2). (Note that fall enrollments are reported. These tend to be higher than Spring enrollments due to between-semester attrition and January graduation.)



**TABLE #1**

**UNDERGRADUATE AND GRADUATE ENROLLMENT  
(Fall Semester)**

Year	Full & Part Time							
	<u>Undergraduate*</u>		<u>Graduate</u>		<u>Total</u>		<u>Total</u>	
	Men	Women	Men	Women	Men	Women	Enrollment	
1976-77	4,695	5,204	1,867	1,846	6,562	7,050	13,612	
1977-78	4,850	5,437	1,802	1,879	6,652	7,316	13,968	
1978-79	4,625	5,560	1,783	1,945	6,408	7,505	13,913	
1979-80	4,556	5,766	1,701	1,954	6,257	7,720	13,977	
1980-81	4,603	6,164	1,642	2,036	6,245	8,200	14,445	
1981-82	4,471	6,176	1,542	1,977	6,013	8,153	14,166	
1982-83	4,397	6,132	1,540	2,000	5,937	8,132	14,069	
1983-84	4,418	6,086	1,577	1,978	5,995	8,064	14,059	
1984-85	4,515	6,068	1,559	2,068	6,074	8,136	14,210	
1985-86	4,477	6,155	1,650	1,194	6,127	8,349	14,476	
1986-87	4,316	5,915	1,562	2,200	5,878	8,115	13,993	
1987-88	4,544	5,914	1,601	2,251	6,145	8,165	14,310	
1988-89	4,614	5,917	1,679	2,351	6,293	8,268	14,561	
1989-90	4,552	5,774	1,712	2,411	6,264	8,185	14,449	
1990-91	4,564	5,654	1,807	2,490	6,371	8,044	14,515	
1991-92	4,649	5,652	1,745	2,511	6,394	8,163	14,557	

\*Includes Evening College students

Source: Registrar



**TABLE #2****FRESHMAN APPLICATIONS, ACCEPTANCES, AND ENROLLMENT****FULL-TIME**

Fall	Applications	Acceptances	Acceptances as a % of Applications	Total Enrollment (Freshmen)	Enrollment as a % of Acceptances	Enrollment as a % of Application
1980	12,640	4,389	35	2,171	49	17
1981	12,748	4,227	33	1,944	46	15
1982	12,110	5,233	43	2,188	42	18
1983	12,414	4,890	39	2,338	48	19
1984	14,398	5,100	35	2,306	45	16
1985	16,163	4,938	31	2,377	48	15
1986	14,986	4,960	33	2,195	44	15
1987	15,593	5,029	32	2,281	45	15
1988	15,523	5,190	33	2,269	44	15
1989	13,526	5,069	37	2,118	42	16
1990	12,403	5,606	45	2,127	38	17
1991	11,516	6,423	56	2,578	40	22



<sup>1</sup>TABLE #3

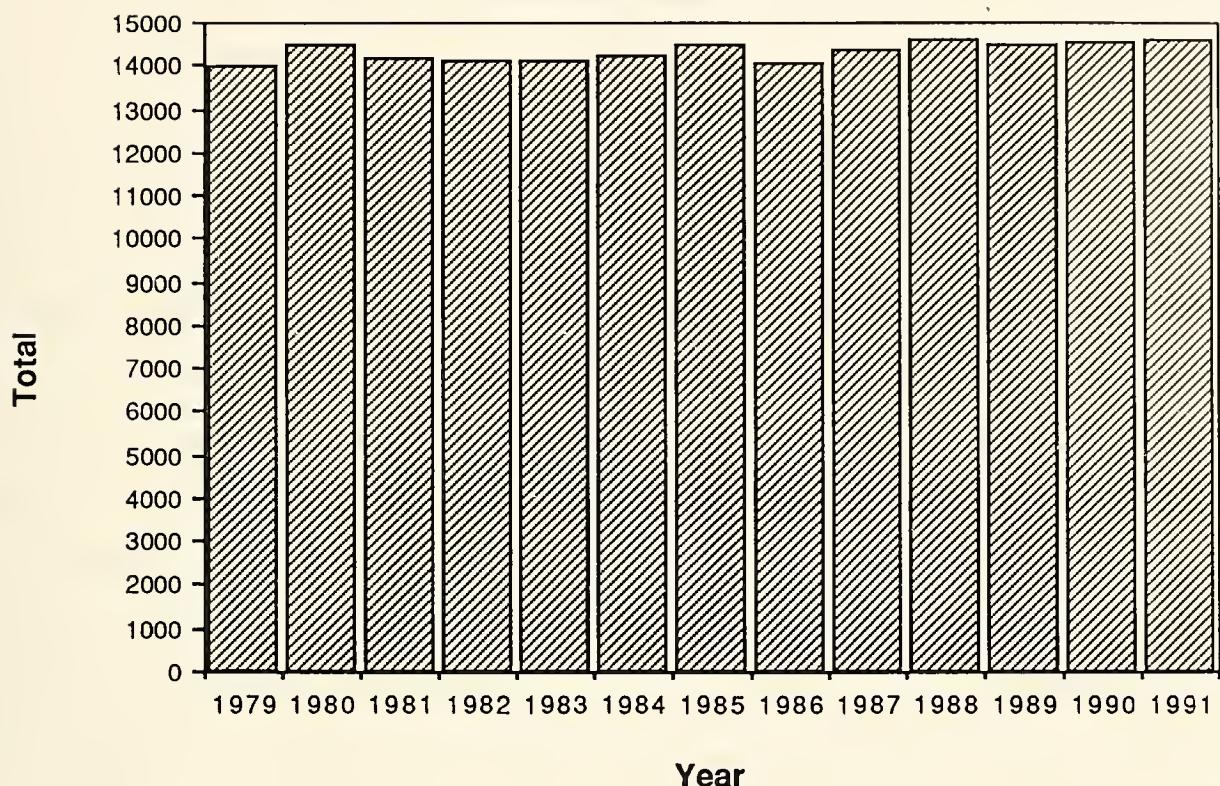
BOSTON COLLEGE  
PROJECTED ENROLLMENT

<u>ENROLLMENT ASSUMPTIONS</u>		1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	1998-99	1999-2000	2000-2001
Undergraduate Students		8300	8300	8300	8300	8300	8300	8300	8300	8300
Graduate Students		4000	4000	4000	4000	4000	4000	4000	4000	4000
Part-Time Enrollment		1700	1700	1700	1700	1700	1700	1700	1700	1700



## GRAPH #1

### ENROLLMENT AT BOSTON COLLEGE





## Existing Uses

The Boston College Upper, Lower, Middle and Hammond Street Triangle Campuses are located adjacent to each other. While the campuses are separated by physical boundaries (hills and roads), their chief differences lie in their uses. The Upper Campus is residential. The Middle Campus houses the majority of the academic activity. The Lower Campus is devoted to recreational activities in the southern portion and residential use to the north. The Hammond Street Triangle, south of Beacon Street, provides space for academic and administrative support functions to the Middle Campus and program space for special interest groups (Map #4).

The Lower Campus is located in Boston. It is developed into two defined zones. The northern part of the site is devoted to dormitories and modular housing. The southern portion of the site provides additional recreational areas. All future development on the Lower Campus is planned to be respectful of these zones (Map #4).

The Newton Campus is home to the Boston College Law School, Fine Arts Department, the Women in Politics Program, freshman housing, a small amount of academic support space, the Alumni Association, two large recreation fields and the Quonset Hut/Gym. (Map #5).

Appendix E contains a listing of the sites, use, gross square footage, building height, parking and loading areas and existing linkage payment where applicable.



## Campus Pedestrian Movement

Pedestrian movement on the main campus generally flows in a north-south direction throughout the campus (Map #6). Main destinations are in the academic center of the campus with pedestrian movement originating in the residential and parking areas to the north and south, as well as from the new parking garage facility to the east, adjacent to the stadium.

Movement between the Upper Campus and the Middle Campus is restricted primarily to the intersection of Beacon Street and College Road because of the steep drop-off at the edge of College Road further north. Pedestrian movement between the Middle and Lower Campuses is strongly affected by the large change in elevation. Movement is channeled to the stairs adjacent to the Chemistry Building to the south, the Higgins stairs at the campus mid-point, and the path north of the O'Neill Library (Map #6).

Parking areas for commuting students, faculty and employees are located chiefly at the periphery of the academic area and are accessed by vehicle from the surrounding major streets. This parking is accessed by pedestrians via routes previously discussed. There is also a shuttle bus provided to facilitate pedestrian mobility.

Pedestrian circulation to the Hammond Street Triangle is along the existing surrounding streets as well as by a pathway through the Murray property. A potentially dangerous condition exists in gaining pedestrian access to the Hammond Street properties east of the Beacon Street and Hammond Street intersections, most notably in the area of the McGuinn gate. Boston College plans to employ a traffic consultant to study the pedestrian movement here and to make recommendations for safety improvements.

Pedestrian movement on the Newton Campus is on sidewalks and existing roads. There are campus roads and parking lots that are located primarily on the south and west edges of the campus (Map #7). Movement between campuses is provided by a shuttle bus.



## Campus Open Space

Major campus open spaces are an important factor in controlling the type and quality of campus activity, as well as providing strong positive image statements about the University. Several types of major open spaces exist on the Boston College Campus. The Upper Campus and Hammond Street Triangle have no major formal open space or courts. Their outdoor areas are chiefly lawns between buildings that are not now especially conducive to uses other than passive recreational activity.

On the Middle Campus several important spaces exist. The green to the north of McElroy Commons is the largest formal green area existing on-campus. It is primarily used for passive activities. Further to the north, spaces surrounding Gasson Hall are extremely formal in nature and are very important in setting a traditional formal image for the University (Map #8).

The Lower Campus open spaces are not well organized. A large recreation space (Shea Field) exists to the east of the stadium while publicly-owned open park areas exist east of St. Thomas More Drive. Other open spaces are poorly defined and are fragmented. Many areas are devoted to surface parking.

The Newton Campus open space is loosely organized with large spaces existing between buildings. The majority of the large areas of usable open space exist near the Quonset Hut/Gym at the northwest corner of the site (Map #9).



## Traffic

In 1990, Boston College commissioned Tippits-Abbett-McCarthy-Stratton (TAMS) to do a traffic study of the Chestnut Hill Campus. Vanasse Hangan was commissioned to do a study of the Newton Campus. Both studies reported that the traffic around the campuses has stabilized. This is due to a capping of Boston College enrollment and the maturing of development in the surrounding neighborhoods.

Boston College attempts to lessen traffic impact include:

- A bus shuttle service between the Newton and Chestnut Hill Campuses and Cleveland Circle area, which allows for a lighter volume of student traffic.
- Constant communication with the Boston, MDC and Newton Police Departments to help regulate traffic flow.
- Working with MDC and other officials to increase traffic flow (such as banning of parking along St. Thomas More Drive).
- Prohibition of freshmen and sophomore residents' cars, with a limited number of upperclassmen allowed stickers.
- Strictly enforced sticker policy that makes it more difficult for resident students to bring cars from home, and encourages employees and commuters to park on campus.
- Guard gates that restrict entrances.
- Programs with the MBTA designed to encourage the use of public transportation and lessen traffic (see enclosed)
- Encouragement of use of bicycles and walking by employees and students

The traffic impact analysis done by TAMS which is summarized in the following pages, studies the intersections on the periphery of the Chestnut Hill Campus on Commonwealth Avenue and Beacon Street.



## Commonwealth Avenue

Commonwealth Avenue, a major arterial connecting downtown Boston to Brighton and Newton, borders the Boston College campus on the north and typically has two travel lanes and a parking lane in each direction. The Boston College Branch of the MBTA's Green Line service, which terminates at the Lake Street station, operates within the median of Commonwealth Avenue. Trains leave Lake Street Station approximately every five minutes during the peak periods, and 8-10 minutes off-peak. Service runs from 5:00 AM to 12:30 AM and travel time to downtown is between 30-40 minutes.

At the unsignalized intersection of Commonwealth Avenue/Chestnut Hill Drive, Commonwealth Avenue has two travel lanes and a parking lane in each direction. The northbound Chestnut Hill Drive approach is controlled by a stop sign and left turns are prohibited. The southbound approach at this intersection is an access driveway for Reservoir Towers, a residential building. The driveway serves as a drop-off/pick-up location and is utilized by few vehicles during peak periods. Sight distance is good for turning vehicles.

Operation of the two signalized intersections at Commonwealth Avenue/Lake Street and Commonwealth Avenue/Father Herlihy Terrace is complicated by Green Line trolley vehicles crossing Commonwealth Avenue to/from Lake Street terminal. For motorists, numerous distractions exist at these adjacent intersections, including the Green Line trolley operation, pedestrian activity generated by the storefronts on Commonwealth Avenue, and high turnover parking on Commonwealth Avenue.

At Commonwealth Avenue/Lake Street, the eastbound Commonwealth Avenue approach is used primarily as a left turn lane and two through travel lanes. The westbound approach has an exclusive left turn lane, two through-travel lanes, and a parking lane that is often used as a short right turn lane. The northbound St. Thomas More Drive approach is used as two travel lanes. A four phase signal is used, with Commonwealth Avenue, eastbound and westbound and St.



Thomas More Drive each having its own exclusive green phase. The fourth phase is for the Green Line trolley crossing and the concurrent eastbound Commonwealth Avenue phase. Parking access to the storefronts on Commonwealth Avenue is made from Lake Street, which is one way northbound. The proximity of this access to the intersection sometimes interferes with vehicular operation.

The traffic signal at Commonwealth Avenue/Father Herlihy Terrace is continuously green for Commonwealth Avenue traffic, unless activated by the pedestrian buttons. Most pedestrians, however, do not use these buttons and choose to cross traffic on their own. The limited pedestrian actuation, the sole use of the southbound approach by MBTA vehicles and the one-way southbound operation of Father Herlihy Terrace combine to limit the number of turning conflicts at this intersection. No lanes are marked on Commonwealth Avenue but each approach is used as two travel lanes. On the westbound Commonwealth Avenue approach, metered parking and a cab stand exist.

At the unsignalized intersection of Commonwealth Avenue/Old Colony Road/Mt. Alvernia, College Road is one-way northbound. Sufficient width exists on the northbound College Road approach and southbound Mt. Alvernia approach for turns to be made from separate lanes. Northbound and southbound left turns are hindered by the heavy volume of through traffic on Commonwealth Avenue, but sight distance is good. A frontage road parallels Commonwealth Avenue to the north providing access to private residences.

### Beacon Street

Beacon Street is another major arterial which provides access from Boston, through Brookline to the Boston College Campus. At the unsignalized intersection of Beacon Street/St. Thomas More Drive, Beacon Street is marked as one travel lane in each direction. However, sufficient width exists for turns to be made without impeding the through traffic flow. The



southbound St. Thomas More Drive approach has a right turn lane and a left/through lane separated by a delta traffic island, with each controlled by a stop sign. Beacon Street traffic in this area is heavy and often causes delay for the St. Thomas More Drive approaches. Gate House Road provides access to a small residential enclave and is controlled by a stop sign. Sight distance is good from all approaches.

Beacon Street/Reservoir Avenue and Beacon Street/parking garage access operate as one offset unsignalized intersection. Reservoir Avenue is one-way northbound and provides egress from a residential neighborhood. Beacon Street is sufficiently wide for turning and through movements to be made without conflict, although no travel lanes are marked. The egress lanes from the parking garage are almost directly opposite the Reservoir Avenue approach, forming a four-way intersection. The entrance to the parking garage, however, is located 30 feet to the east, sometimes causing conflicts between left turning traffic exiting the garage and eastbound Beacon Street traffic turning left into the parking garage. Separate left and right turn lanes are provided for the egress from the parking garage, and no through moves are permitted since Reservoir Avenue is one way northbound. Sight distance is good for all turns.

The signalized intersection of Beacon Street/Hammond Street/College Road is controlled by two phase signal operation. Beacon Street has two travel lanes in both the eastbound and westbound direction, and although no travel lanes are marked, vehicles use the approaches as a left turn lane, and a through travel lane. College Road is one way northbound, and Hammond Street is one way southbound, north of the intersection. Southbound turn movements from Hammond Street to College Road are made without conflict to the intersection, since the Hammond Street approach has a wide radius left turn lane. The southbound Hammond Street approach has a free right turn lane provided, separated from other traffic movements by a delta traffic island.

The Hammond Street Bridge, located approximately one mile south of Beacon Street is one of the few local access points to Route 9 in Brookline. The bridge, however, was closed in



November 1989 for structural and safety reasons and is currently being redesigned by the Massachusetts Department of Public Works. The bridge will likely be reopened in Spring 1992. Thus, the existing traffic volumes on Hammond Street are low compared to volumes that will be experienced when the bridge is reopened.<sup>1</sup>

The intersections were subjected to level of service analysis using the methodology of Transportation Research Circular Number 212 (TRC) January 1980. "Level of Service" (LOS) is a measure or index of the quality of traffic flow. This index is a standardized method commonly used by transportation engineers to make objective comparisons of the ease or difficulty of traffic flow at intersections.

Six levels of service have been established. They are designated A (best) through F (worst) and cover the entire range of traffic conditions that may occur.

The following LOS definitions are associated with signalized intersections:

<u>LOS</u>	<u>Volume/ Capacity Ratio</u>	<u>Avg. Standing Delay Seconds/Vehicle</u>
A	0.00 - 0.60	0.00 -16.0
B	0.61 - 0.70	16.10 -22.0
C	0.71 - 0.80	22.10 -28.0
D	0.81 - 0.90	18.10 -35.0
E	0.91 - 1.00	35.10 -40.0
F	1.00	40.1+

The traffic counting program indicated that traffic volumes on major roadways in the vicinity of the campus have remained unchanged between 1979 and 1990. According to TAMS, the same pattern should hold true for the next 10-year period.

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<sup>1</sup> TAMS 1990 Report



Levels of Service conditions are summarized below:

Signalized:

<u>Location</u>	<u>Time</u>	LOS For Existing Condition and <u>Up to Condition</u>
Commonwealth Ave/ Lake St.	AM Peak PM Peak	C F
Beacon St/ Hammond St./	AM Peak PM Peak 7-8 PM	B A/B B

At Beacon Street/Hammond Street, the analysis assumed a three-phase traffic signal operation. This is a false view because the bridge was closed when the study was done.

Unsignalized:

<u>Location</u>	<u>Time</u>	LOS For Existing Condition and <u>Up to Condition</u>
Commonwealth Ave/ Chestnut Hill Rd.	AM Peak PM Peak	A A/C
Beacon St/ St. Thomas More Rd.	AM Peak PM Peak	A/E A/F <sup>1</sup>

## Mitigation

Boston College proposes developing a "Transportation Master Plan" which would survey the needs of students, staff and the effects on the surrounding community. We propose setting up an ongoing advisory subcommittee which would continue to address the ongoing transportation problems and develop goals for parking and traffic for the school.

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<sup>1</sup> TAMS 1990 Report



Boston College also suggests the following measures to minimize the impact of traffic. The stationing of a traffic control officer on Commonwealth Avenue to handle and adjust traffic flow at peak hours could assure that levels of service are maintained at acceptable levels. TAMS also suggests that a traffic light adjustment at Lake Street could change the PM Peak from an "F" to a "D". Boston College is working with the neighbors, the Mayor's Office of Neighborhood Services and the Boston Transportation Department to effect this change.

The other "F" LOS intersection is at the intersection of St. Thomas More Drive and Beacon Street. Boston College is working with neighbors and the City too find a solution to this problem.

Boston College is working to develop incentives for its students and employees to use the MBTA.

By means of health bulletins, Boston College is also working to encourage walking and the use of bicycles. New bicycle racks have been installed on campus.

## **Parking**

As is true throughout the greater Boston area, parking is at a premium at Boston College. There are presently 2,858 spaces on the Chestnut Hill campuses and 577 spaces on the Newton Campus. There are an additional 167 spaces at St. Clement's Hall, 235 No. Beacon Street and 1380 Soldiers Field Road. Shea Field holds an additional 700 cars for large scale events. (See Appendix for Inventory of Parking.) Despite availability of spots, students and staff sometimes park in neighborhoods.

Boston College's efforts to mitigate parking problems include:

- Prohibition of freshmen and sophomore resident students from bringing cars to campus;
- Enforcement of a sticker program which restricts unnecessary automobiles from campus and neighboring streets;
- A sticker program which entitles commuter students to park on campus for a modest fee and employees to park for no fee;



- Provision of a shuttle bus service between the two campuses, to and from off-campus housing and to and from public transportation;
- Control of all entrances with guard gates;
- Distribution of information about using the MBTA;
- Enforcement of internal parking restrictions;
- Working with the MDC, elected officials and city officials to get Resident Only parking.

## Environment

Arthur D. Little did an environmental assessment of the effect of Boston College's future development plans on the surrounding communities. As part of its Project Notification to the City of Boston for the Lower Campus Housing Project, further environmental impact assessment will be done.

The ADL study is summarized in the next few pages.

### Land and Area Land Use

#### 1. Setting

Boston College is located in the City of Boston and the City of Newton. Within Boston, the community adjacent to and most affected by the University is Allston-Brighton, a densely populated residential area composed of apartment buildings, generally less than 8 stories high. Several commercial strips exist in the neighborhood. Many of the neighborhood's apartments are occupied by students from the many universities and colleges in the Greater Boston area. Newton is primarily a residential suburb, dominated by one- and two-family houses. Several small contained commercial areas exist. Five golf courses comprise the majority of the open space available in Newton.

#### 2. Impact

Little or no adverse impact is expected on land use in either Boston or Newton. The major impact will likely be to alleviate slightly the demand for housing in Allston-Brighton by students.



Approximately 1,800 to 2,000 Boston College students reside in that neighborhood. The availability of more on-campus housing will allow some students to move on campus.

After the implementation of the 10-year plan, Boston College will remain an institution in the middle of a primarily residential area. As such, there is an inherent conflict in land use as there has been since 1911 when the current campus was established. However, the conflict will not be exacerbated as a result of this plan, assuming the new buildings are in scale with those of the rest of the campus and the surrounding area.

### 3. Mitigation

Boston College's plans will not adversely impact the land use of adjacent neighborhoods. However, a tension will continue to exist between the University and the neighborhoods because of conflicting goals and objectives, e.g., neighborhood concerns over traffic caused by University events. That tension can be ameliorated if the University continues to consult regularly with representatives of the neighborhoods regarding future plans and in the exploration of alternatives to address community concerns.

#### Aesthetics

The University recognizes that it is important to keep the aesthetic considerations of height, types and colors of materials and landscaping in keeping with the design of the Boston College Campus. The neighborhood and the University is concerned about continuing to enhance the beauty of their area.

#### Demographics

The impact of building new dormitory spaces on the demographics of Allston/Brighton would be to take a significant population of up to 900 out of the neighborhood. The density in the lower campus would be increased.



At present, thirty-seven percent (37%) of Boston College dormitory rooms are in the City of Boston. Sixty-three percent (63%) of dormitory beds are located in the City of Newton. The addition of 900 beds would raise that figure to forty-two percent (42%) housed in Boston. The addition of the housing would also mean that Boston College would be providing on-campus housing to almost seventy-five percent (75%) of its full-time undergraduates.

### Employment

The employment requirements for the new development will trigger the Boston resident and minority hiring requirements. Boston College has made every effort to exceed these requirements in recent projects.

Boston College will request that its contractors give preferential hiring to Brighton and Allston residents. We are also working with the City's Economic Development Corporation (EDIC) to help find ways to have Brighton/Allston residents served. In addition, the University is in the process of instituting the Boston College Minority Business Enterprise Program, which will set goals to use Greater Boston-based minority firms for procurement of goods and services. Boston and Newton employment needs would be positively influenced by the proposed construction projects.

### Service

Boston College relies on a number of services which are, in part, provided by the host communities. Police, fire and health services would be affected by the new development.

#### a. Police:

The University Campus Police Department is composed of 45 sworn police officers, plus 13 superior officers. Its members are trained and certified with municipal police forces. The officers are assigned to three primary eight-hour patrol units and a specialized Crime Prevention



fourth unit which is assigned in eight hour units to areas of the campus in need of high frequency patrol coverage. There is also a uniformed unit of eight officers, who deal specifically with sexual assault incidents. The Boston College Campus Police Department works closely with the City of Boston and the City of Newton Police Departments. The MDC Police and the B.C. Police also enjoy a close working relationship.

b. Fire:

Like almost any school or college, Boston College and its students are bothered by a number of false fire alarms. The response from both cities to every alarm is excellent. The Boston College Fire Marshal, physical plant personnel, the Boston College Housing Office and the Dean of Students Office work hard with the respective departments to ensure strict adherence to the highest standard of fire protection and building safety, and thereby minimize the danger of actual fire as far as possible. Special fire alarm boxes are being installed in Residence Halls that are limiting the number of false alarms. This program will continue until all Residence Halls have these special fire alarm boxes.

c. Health:

Boston College operates two health facilities: a day clinic located in Cushing Hall on the Chestnut Hill campus, and a 20-bed inpatient clinic, Spellman Infirmary, on the Newton Campus. Between these two facilities, all minor injuries and routine illnesses can be easily treated.

### Physical Systems

The issues of waste, both solid and water, noise, air quality and the potential ecological disruptions were addressed in the ADL report. The report determined that regulations required by both Newton and Boston, the Department of Environmental Quality Engineering, the Massachusetts Water Resources Authority and other agencies requiring permits would safeguard the environment. -



## Impacts

The proposed development represents a potential source of demand for additional services. During the construction phase of the projects, cooperation from both Boston and Newton police will be needed to ensure that truck and automobile traffic generated by the construction work in progress will not obstruct streets leading to and surrounding the Chestnut Hill and Newton campuses. In particular, MDC police may need to be on hand in greater numbers or on a more regular basis to oversee traffic along St. Thomas More Drive. With advance planning, and given the successful cooperative relationship that presently exists between Boston College and local and MDC police, this short-term impact should be easily minimized.

Over the longer term, the potential need for police, fire and health services will be slightly increased by the existence of additional dormitories and the presence of approximately 900 more residents on the Lower Campus and 350-400 on the Newton Campus. Actual increased demand for health services should be slight, since the total number of Boston College students will not increase, merely the density of the on-campus resident population. However, some further demand for fire and police assistance may be seen. The new dormitories may become the site of additional false or legitimate fire alarms to which the Boston and Newton Fire departments would have to respond.

In summary, no major or lasting negative impacts on Boston College's service needs and resources are expected to occur as a result of the proposed projects.

## Air Quality

There will be some air emission during the construction phases from heavy duty and diesel powered equipment. There will also be some dust from the disturbance of existing soil. The greatest problems will be restricted to the areas immediately bordering the sites. Since the new construction sites are interior to the Campuses, the effects on the neighborhoods will be negligible.



## Ecology

The major part of new construction will occur in fill materials in former lake beds. Because of the unconsolidated and heterogeneous nature of these fill materials, foundations will rest on concrete piles driven to bedrock, and are expected to be stable. The pile driving process itself is not expected to have an impact on the stability of surrounding lands or structures. As a precaution, the Metropolitan Water Resources Authority stations an observer and a seismic recorder in the vicinity of current construction to monitor any potential impacts to subsurface tunnels and water mains. These records would provide a point of comparison for evaluating any potential impacts of pile driving during future construction on the campuses.

Erosion of soil materials as a result of construction disturbances is expected to be a minor problem in the former lake bed areas, because of the nearly flat topography.<sup>2</sup>

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<sup>2</sup> ADL Study



## **CHAPTER FOUR** **PROPOSED PROJECTS**

### **Parking Garage**

#### **Architect**

Livermore, Edwards & Associates  
Somerset Court  
281 Winter Street  
Waltham, MA 02154

#### **Need and Use**

Like many urban institutions, Boston College continues to struggle to provide sufficient space to accommodate the vehicles of the many people who arrive on campus. These include members of the Boston College community who require parking on a regular basis and the many visitors who come to Boston College for business purposes, for special events and to visit relatives and friends.

Unlike many institutions, Boston College is not well-served by public transportation. Although the MBTA Green Line terminates its run at Boston College, its origin and route do not serve the many students and employees who must commute from suburbs of Boston. Boston College then, except for Boston residents, has very few alternatives but to provide parking for students, employees and visitors. While schools located in downtown Boston or Cambridge can discourage on-campus parking by charging high parking fees, similar programs at Boston College would merely penalize the commuter from Arlington or Milton or Needham while simultaneously providing disincentives to park on-campus. This in turn would lead to more parking on neighborhood streets. As a result, Boston College charges no parking fees to employees, except administrators and certain faculty who commute to campus, and only nominal fees to commuter students (\$45 per year).



The proposed parking structure is supported by the TAMS Traffic Impact Studies of 1985 and 1990 and would add to the University's inventory of parking spaces. These spaces would be used on a daily basis by faculty, staff and students. They would also be available for athletic and special event parking in the evenings and on weekends.

At the request of the neighborhood Master Plan Task Force, Boston College has agreed to an experiment to provide 200 to 250 additional parking permits to resident students once this parking structure is completed. The objective of this program is to relieve some of the parking problems on neighborhood streets adjacent to the campus. Boston College policies for resident student parking are described in detail elsewhere in this plan. They have been and continue to be highly restrictive, to the point of writing to parents each year specifically requesting that they not allow resident students to bring automobiles with them to Boston College. This consistently strict policy has been effective.

While the University has agreed to the experiment described above, it fears that a loosening of its present policy will, over time, result in more cars being brought to campus and that the objective of removing resident student vehicles from neighboring streets will not be accomplished. Boston College believes that its support of "Resident Only" parking is a much more effective way to achieve this common goal of the neighbors and the University

If the experiment mentioned above does not work, we will have a difficult time reducing the number of student stickers later.



## Project Site (Map #10)

The proposed parking structure has been proposed for the Lower Campus because of its proximity to large event facilities for campus visitors and to the Middle Campus for daily use by faculty, staff and students.

### Alternatives Considered:

SITE A1 - A building on this site would be programmed for seven levels of parking surrounded by dormitories facing to the outside of the parking structure. This scheme was considered in early studies. While it has the advantage of being located near a major vehicle entry point, it has been removed from present consideration because it locates the parking too remotely from the Middle Campus. Because this design builds parking on an existing parking lot, the net parking gained is reduced. In addition, future expansion would be very difficult because the parking and housing are so closely related.

This scheme would also produce a very large building that would have an overall mass that would not be compatible with the adjacent existing buildings. Finally, it would not be attractive from the corner of Commonwealth Avenue and Lake Street.

SITE A2 - A building on this site would be a combination of up to five stepped levels with one long elevation incorporated into the hillside below O'Neill Library. This is the preferred site recommended by Livermore, Edwards & Associates, the firm employed to assist the University in its campus planning effort.



SITE A3 - A building on this site would be a three, four, or five level structure. This site was removed from consideration because it locates the parking more remotely from the Middle Campus than Site A2 and the structure does not phase well with the eventual Recreation Complex replacement. It would be difficult to fit a large garage on Site A3 without removing part of the existing Recreation Complex, or without forcing the removal of the north end of the existing track from inside the stadium.

#### Site Selected

Site A2 has been selected as the location for the new parking structure for the reasons stated in the discussion above. The construction of this garage will provide convenient parking for Middle Campus employees and visitors to the campus and readily accommodate vehicles during major events. It should be noted, however, that at major athletic events, such as home football games, with attendance of 32,000, it will continue to be necessary to use satellite parking facilities to accommodate the vehicles of those who drive to these games.

As the design of the parking structure progressed, plans were begun for a Campus Center on the immediately adjacent site to its south. While originally conceived as two independent adjacent projects, Parking Structure and Campus Center, as the design evolved it became apparent that there were considerable architectural, esthetic and functional advantages to integrating these two projects. As of October 1, 1991, the schematic design now in place is for a single project so integrated on Sites A2 and B1. It was this integrated design that was presented by Mr. Edwards, the project architect, at the meeting of the neighborhood Master Plan Task Force on May 16, 1990.



## **Square Footage and Height**

The parking structure is programmed to accommodate approximately 500 vehicles. This requires 320 square feet per vehicle. The portion of the project that in the current design will appear as "garage" will be four levels high.

## **Parking and Traffic**

The project would not increase traffic to neighborhood areas and would alleviate parking problems (see TAMS study in Appendix). The entrance and exits to the facility would be via the St. Ignatius Gate on the Lower Campus Road; and via the Edmond's Hall entrance, past the Recreation Complex.

## **Timetable**

The project was halted late in the spring 1990 after the completion of the schematic design phase. Unresolved issues raised during the IPOD Master Plan process preclude the investment of additional funds in the architectural fees required to initiate and complete the design development and construction drawing phases of the project.

The economic conditions, the effect on tuition costs during a poor economic climate as well as the overwhelming need for additional housing, delayed this project on our timetable.

The parking structure and the Campus Center have become priority projects both within the University community and in the surrounding neighborhoods. The projects will receive high status in the University's building program.



## Campus Center

### **Architect**

Livermore, Edwards & Associates  
Somerset Court  
281 Winter Street  
Waltham, MA 02154

### **Need and Use**

It has long been recognized that Boston College requires a Campus Center. McElroy Commons, built in 1960 on the Middle Campus to serve as a Student Center, was inadequate by 1975. During that fifteen year interval, there was considerable growth in numbers of students, faculty and staff, all of whom had a daytime presence on the Middle Campus and who made extensive use of the dining, bookstore, and mailroom facilities in McElroy.

During the same time, the student population shifted dramatically from being primarily commuters to being predominantly resident students. While commuting students use campus facilities for 4-5 hours each day, resident students are on-campus 24 hours each day and require significantly more services and facilities. The growth in the number of student organizations is indicative. In 1960 there were just five student clubs and organizations. Today there are approximately one hundred and thirty-three. Accompanying the dual growth in student population and resident students has been the growth in professional and support staff to serve them.

While the student population itself has not changed in size from 1976 to 1991, the proportion of resident students has continued to increase and, consequently, there is even more pressure on dining facilities, on the mailroom and bookstore, on office space for staff and for student activities and most notably on meeting space.

As important as is the objective to meet readily acknowledged space needs is the corollary objective to provide a locus for student gatherings and for formal and informal student activities. By providing on-campus places for students and by actively programming the spaces with activities which are of interest to students and by enhancing on-campus student dining services,



additional funds in the architectural fees required to initiate and complete the design development and construction drawing phases of the project.

The Campus Center and the parking garage have become priority projects in the University's building program. However, as the project evolved, they became one project with the garage. The economic conditions, the effect on tuition costs during a poor economic climate as well as the overwhelming need for additional housing have contributed to the delay.



# RATIONALE AND PROGRAM FOR A NEW CAMPUS CENTER AND RENOVATION OF MC ELROY COMMONS

May 1991

## A. DEFINITION OF NEED

### 1. Previous Studies

Since 1984, four major reports, including two proposals by architects (The Architects Collaborative in 1986 and Earl R. Flansburgh Associates in 1989), have been submitted that document the need for a University Campus Center and a major renovation of McElroy Commons. The current campus commons building was built in 1960 for a principally commuter college with a total of approximately 1,000 resident students. Today 5,800 undergraduates live on-campus and 1500-2000 additional undergraduates rent accommodations in the surrounding communities. The Newton Campus contains no campus center facilities other than a dining hall and McElroy Commons remains virtually unchanged since 1960.

### 2. Current Office and Meeting Space for Student Clubs and Organizations

- a. The activities of clubs and organizations are major contributors to the education and growth of students outside the classroom. There are presently 133 active student clubs or organizations.
- b. At present there are only 14 rooms, a number of them windowless converted storage areas, which serve as offices and meeting spaces for a total of 24 student groups.
- c. For 109 of the 133 student organizations there are no offices or meeting spaces.
- d. Most student organizations operate out of student rooms in the residence halls.

### 3. Meeting Space and Function Rooms

- a. On the Middle Campus and on the Newton Campus there are presently no common area rooms available for student meetings between the hours of 7:00 a.m. and 6:00 p.m. on class days. The four rooms previously available to students during the day (McGuinn III Lounge, McGuinn V Lounge, McElroy Board Room and Murray Conference room in McElroy) have been converted to classroom use during the day and remain set up as classrooms in the evenings. The use of dormitory lounges for meetings creates building security problems and diverts the use of these lounges by residents of the buildings for their intended purposes .
- b. The remaining available conference rooms (Shea in Conte Forum and the Hovey House Library) are booked extensively for administrative use and are rarely available for student meetings.
- c. Meeting and function room space is a campus-wide problem with no solution currently in sight.

### 4. Dining Facilities

- a. Current Middle Campus dining facilities suffer from over-crowding and over-use as meeting and function rooms as well as public dining areas. They were designed for a campus community half the size of the current student, faculty, staff and administrative population.
- b. A particular pressing need is for dining function rooms which can accommodate meetings with meals for 15 to 40 people.



## 5. Bookstore Facilities

- a. Studies by consultants have indicated that the minimum square footage required by the campus bookstore to meet the current needs of the Boston College community is double that which currently exists -- 20,000 sq. ft. vs. 10,000 sq. ft.
- b. The current Bookstore was constructed in 1960 for a community half the size of Boston College in 1991.

## 6. Performing Arts and Movie Theater Space

- a. There are presently 22 active performing arts (music, drama, dance) groups on campus.
- b. The only available spaces for practices and performances are the two theaters in the Robsham Center and the main foyer in O'Connell House on the Upper Campus. These spaces are booked solid early each semester, leaving no space for many of the most creative and educational groups of students on the campus.
- c. There is no movie theater anywhere at Boston College. Movies are currently shown approximately 4 nights per week on a space available basis in classrooms, auditoriums and dormitory lounges.
- d. Other than the heavily booked Band Practice Room in Conte Forum, there currently are no practice rooms at Boston College for small bands, singing groups or individual instrumentalists.

## 7. Administrative Office Space

- a. The Office of Dean for Student Development currently has 10 full time administrators plus support staff spread over four locations due to lack of a centralized office area.
- b. Dining Services has a pressing need for centralized office space.
- c. The Chaplains have also requested the consolidation of offices currently situated in three locations.

## 8. Lounge and Recreation/Games Space

- a. There is an urgent need for common area lounge spaces on the Middle Campus where small groups can meet informally and interact. With the exception of Fulton Hall and a few nooks in Cushing Hall, such space is virtually non-existent.
- b. There are no recreational games areas (pool tables, ping pong, music rooms, table games) anywhere at Boston College. On other campuses, such areas are highly utilized by students.
- c. In the absence of other space, O'Neill Library has become the social gathering area on the Chestnut Hill Campus.

## 9. Post Office Facilities

- a. Current Campus Mail and U.S. Post Office facilities in McElroy are grossly inadequate in physical size, accessibility to delivery vehicles and working environment.
- b. Consultants have made major recommendations on revising the entire University mail operation.



## 10. Volunteer/Community Service Center

- a. In addition to the PULSE social action/academic reflection program that involves over 300 students, there currently are 12 other volunteer programs doing community service from Boston to Appalachia to South America. These Organizations have no office space.
- b. There is a growing consensus that a community service experience should be a component in the education of every undergraduate at a Jesuit college. Creation of a space for a Volunteer/Community Service Center would make possible a long-desired resource facility and clearing house for students seeking to become involved in service programs.

## **B. THE PROPOSAL**

1. Construct a Campus Center connecting the Middle Campus to the Lower Campus on the site below O'Neill Library between the bluff and the Recreation Complex. Minimum size should be at least 90,000 sq. ft. as proposed in the 1989 Flansburgh Report. This report, however, should be re-evaluated in light of: a) the 800 to 900 additional resident students in the proposed new Lower Campus Residence Halls; b) the construction of a new dining hall on the Lower Campus; and, c) the lack of storage space and recreation rooms in the 1989 proposal.
2. Renovate McElroy Commons to double the size of the Bookstore, provide new Dining Services office space and to expand the Post office.

Prepared by: Kevin Duffy  
Vice President for Student Affairs

KPD/mvz



**TABLE #4**

**CAMPUS CENTER  
PROGRAM RECOMMENDATIONS**

<u>FUNCTION AND NEW PROGRAMMING</u>	<u>PROPOSED SQUARE FEET</u>		
	<u>Campus Center</u>	<u>McElroy</u>	<u>O'Connell</u>
Dining Services	20,125	42,085	3,042
•Food Counter Service Area			
•Food Counter Dining Area			
•Table Service Dining Area			
•Dining & Catering Offices			
University Function Rooms	7,803	3,341	2,283
Student Organizations	7,613	5,480	
•Graduate Association and Center			
•Computer Lounge and Information Center			
•Student Agencies			
•Humanities Series			
•Women's Resource Center			
•Pulse Programs			
•Honor/Pre-Professional Academic Programs			
•Inter-Cultural Affairs Service Organizations			
•Sports/Games/Clubs			
•Publications: Media and Political			
•Music and Performing Arts			
•O'Connell Staff Housing	668		
Dean for Student Development	6,958		11,553
Student Activity Centers	6,613	5,118	
•Graphic Center			
•Exhibit/Gallery Center			
•Coffee House/Sweet Shop/ Pizza Shop			
•TV Lounge			
•Music Practice Rooms			
•Lounges			
•Game Rooms			
•Automated Teller			
Movie Theater/ Multi-Media Center (325 fixed seats)	5,267		



FUNCTION AND  
NEW PROGRAMMING

	<u>PROPOSED SQUARE FEET</u>		
	<u>Campus Center</u>	<u>McElroy</u>	<u>O'Connell</u>

UGBC (Boston College Student Government)	3,117		
•President, Vice-President, Secretary			
•Finance Offices			
•Communications			
•Programming			
•Cabinet			
•Senate			
•Conference rooms			
Bookstore	2,496	17,854	
University Chaplaincy	1,857		
Boston College Mail Service	3,358		
Post Office	1,012		
Buildings & Grounds			569
<u>Total Square Footage (Net Usable)</u>	<b>66,219</b>	<b>76,161</b>	<b>15,832</b>

Further programming options, along with uses during weekend and late hours, will be developed by a new programming committee. The suggestions and concerns of the Task Force will be brought to this committee.



## Dormitory

### **Architect**

Perry-Dean-Rogers and Partners  
177 Milk Street  
Boston, MA 02109

### **Need and Use**

Presently, Boston College houses 5,700 of its 8,500 full-time undergraduate students in campus residence halls. As of July 1, 1991, the University had a waiting list of 1,200 upper-class undergraduate students requesting on-campus housing, a number that has remained constant for the past decade. In 1991, continuing a ten year trend, 96% of freshmen applicants to the University requested on-campus housing (see Table #5). Clearly, there is a great desire on the part of students presently attending Boston College and those who wish to attend to live in on-campus residences.

### **Project Site**

Throughout comprehensive campus planning efforts during the decade of the 1980s, Boston College has studied all of the potential sites available to it for the construction of new buildings on its campuses. The objective of these planning efforts, carried out by external professional campus planning firms in concert with Boston College's senior management and Trustees, has been to insure an orderly, rational, aesthetic development of the University's campuses, the proper location of new buildings and the meeting of identified space needs through the year 2000.

In the context of these campus planning studies, a great deal of time was spent examining alternative dormitory sites. During the ten year time horizon of this Master Plan, Boston College intends to build new housing for both graduate students and undergraduates. During the latter half of this Plan a third new dormitory project is planned. This one, however,

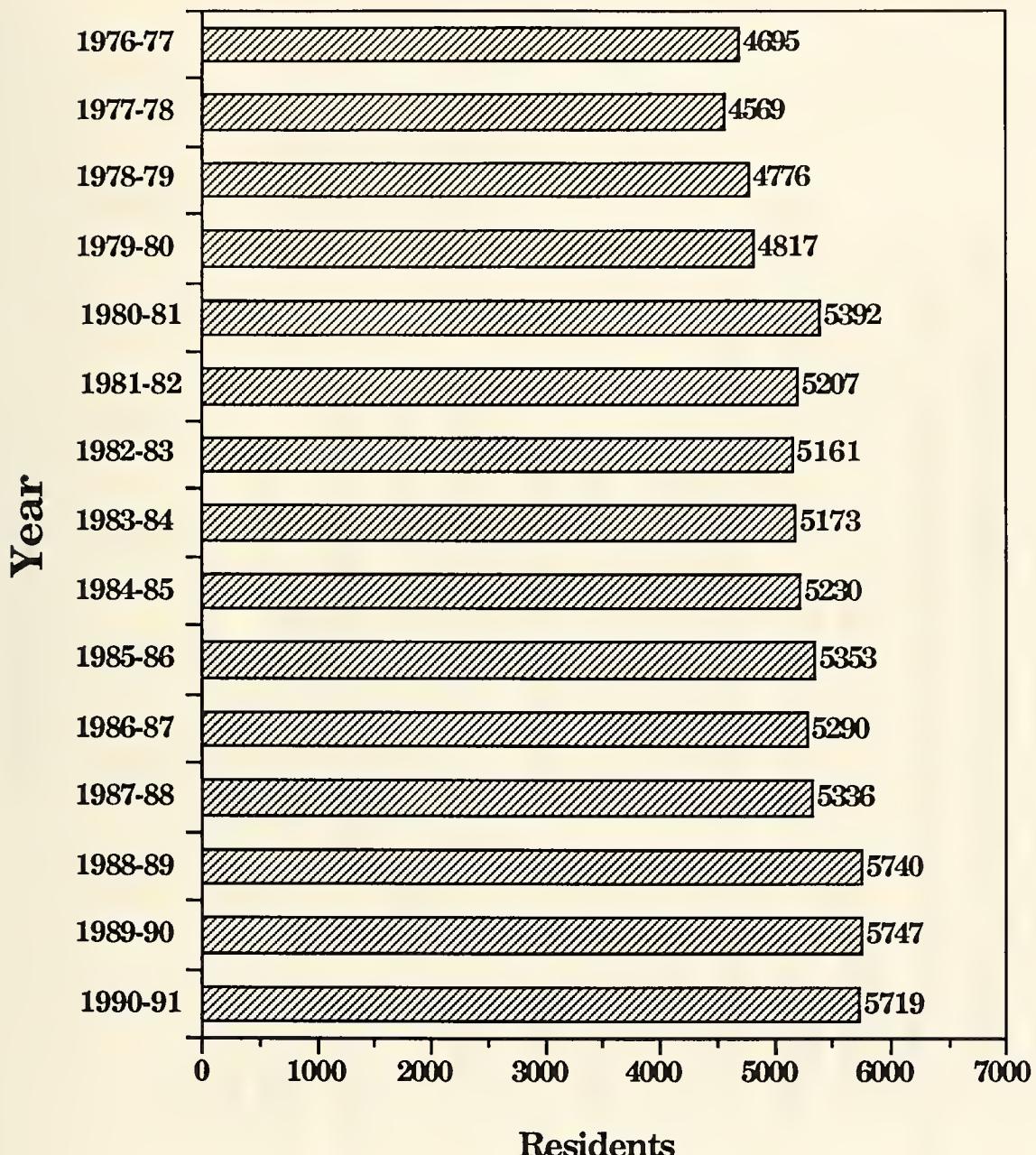


**TABLE 5**  
**APPLICANTS REQUESTING DORMITORIES**

Year of Application	Freshmen Applicants	Resident Applicants	Percent Requesting Housing
1976	10,848	8,210	76%
1977	11,334	8,859	76%
1978	12,396	10,414	84%
1979	12,505	10,765	86%
1980	12,640	10,929	86%
1981	12,748	11,378	89%
1982	12,110	10,859	89%
1983	12,414	11,223	90%
1984	14,398	13,423	93%
1985	16,163	15,242	94%
1986	14,986	14,315	95%
1987	15,593	14,943	95%
1988	15,523	14,909	96%
1989	13,526	13,047	96%
1990	12,403	11,894	96%

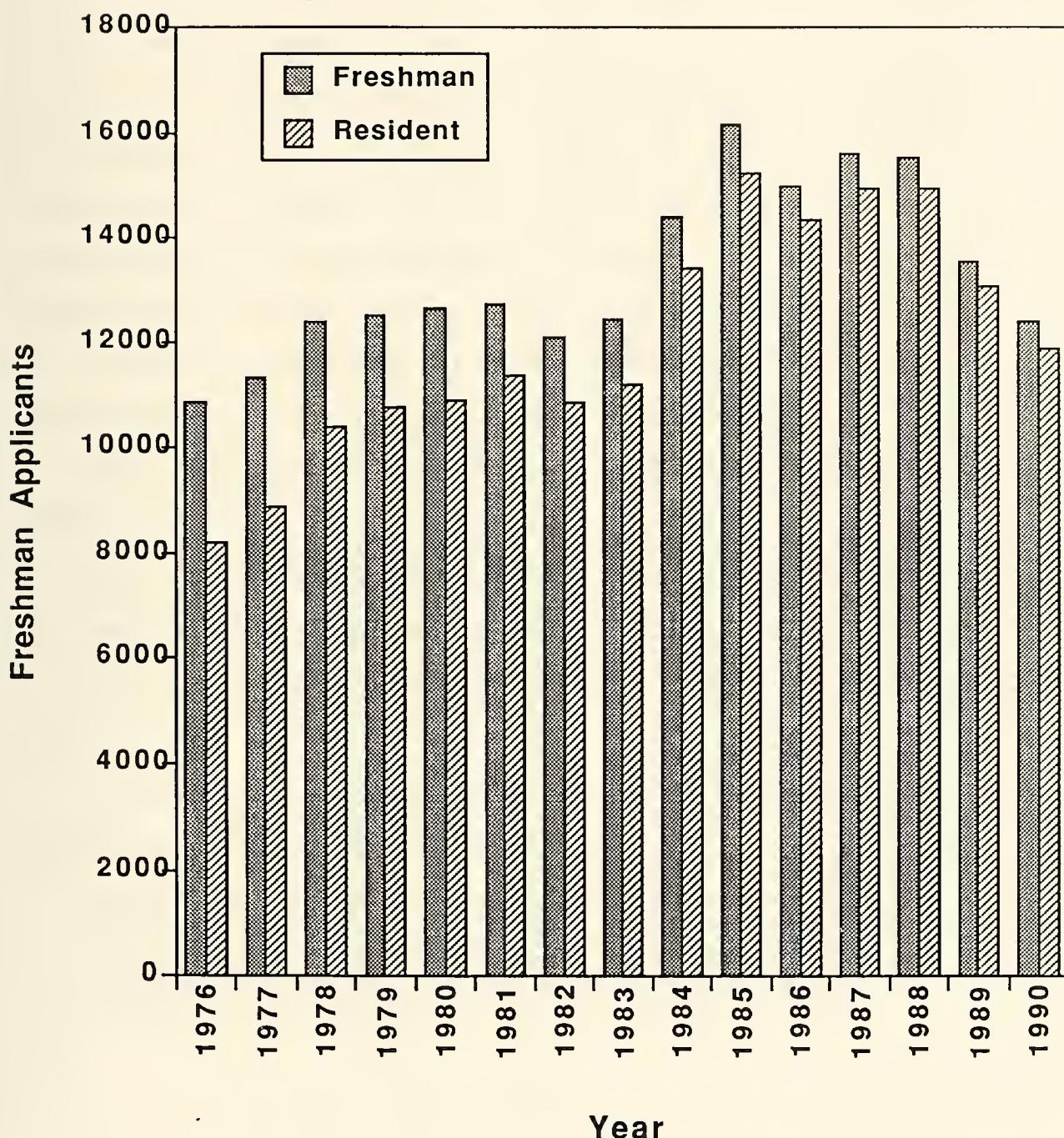


# STUDENTS IN DORMITORIES





## Freshman Applicants Requesting Housing





will not provide additional dormitory spaces, but rather will be used to replace the Modular Housing units (507 beds) presently located on the Lower Campus.

After considerable deliberation, it was decided to locate the first new dormitory for graduate students on the Newton Campus, and the second for undergraduates on the Chestnut Hill Lower Campus. Driving these decisions were the following facts. Fifty percent of the occupants of the new dormitory are expected to be law students who presently attend Law School classes on the Newton Campus. The remainder of the graduate students tend to have class schedules that are complementary rather than identical to those of the 800 undergraduates presently living on the Newton Campus. Thus graduate student use of the shuttle bus system, which runs between the campuses, will tend to be at off-peak times, when the undergraduate student demand is low. Finally, there are no classroom, library facilities or faculty offices available on the Newton Campus to meet academic needs of even the undergraduates presently housed there.

Within the Chestnut Hill Campus a number of sites were studied for possible dormitory locations.

Upper Campus - The Upper Campus is now almost entirely residential in nature. It is also already densely populated with undergraduate resident students. And, as noted in Chapter Eleven, save for a site with the potential for a very small (100 bed) dormitory, there is no space to build there.

In discussing the proposed development of the Upper Campus, Livermore, Edwards in its Master Plan report of May 13, 1987 says the following:

The Upper Campus is chiefly devoted to housing, with some academic support functions along College Road. Given its location amongst its residential neighbors, the Upper Campus is at present supporting about as much program as possible, except for some additional academic support space at College Road and two small possible sites at the hill along Beacon Street. (p.4)



Middle Campus - The academic heart and center of the University is its Middle Campus. Just about all teaching, classroom learning, research, study and academic support services are located here. There is very little room for new buildings. The limited sites which might support new construction are identified in Chapter Eleven. An important guiding principle also applies here. And that is that the Middle Campus should continue to be used exclusively for academic purposes. A corollary principle is that academic support services be relocated in order to free-up much needed space on the Middle Campus for classrooms and faculty offices and to provide, if possible, limited amounts of space to accommodate new academic needs.

Hammond Street Triangle - The Hammond Street Triangle is adjacent to the Middle Campus. It provides the only long-term potential for meeting needs both for academic space and academic support space. Despite the addition of new crosswalks and crossing barrels and a signalized crossing at Beacon, Hammond and College Road, there is a problem in gaining safe pedestrian access to this area because of the heavy traffic on Beacon Street. For these reasons, Boston College does not envision developing this campus as another area for dormitories, and will tend to locate academic support functions which generate low levels of foot traffic on the Hammond Street sites.

Lower Campus - The Lower Campus at Chestnut Hill is already used for dormitories, and for the dining and recreational facilities which provide the support services for the students in residence there. Map #4 depicts the Lower Campus dormitory and recreational zones specified by the campus planners.

The Lower Campus is zoned on the south side for recreational activities and on the north side for residential use. This is the identified site for new housing (Map #12).



## Alternatives Considered

SITE C1 - The dormitory programmed for Site C1 was designed to hold 600 beds. The building area is estimated at about 200,000 square feet. The structure would be a combination of six and eight levels.

SITE C2 - The dormitory programmed for Site C2 is designed to hold 380 beds. The building area is estimated at about 112,000 square feet. The structure will be a combination of six levels. It is the design intent that the new dormitory structures will be lower than Walsh and Edmonds. The north face of the structure on C2 will be 430 feet from Commonwealth Avenue. At the request of the community, the structure has been moved 150 feet west toward the Middle Campus. from its original presentation

As part of the project, modulars containing 108 beds will be removed. Thus this site will bring a net 272 new beds.

SITE C3 - The dormitory proposed on Site C3 is programmed for 350 beds with 108,000 square feet. It is designed to be six levels with a height of 65 feet. This building will not be visible from Commonwealth Avenue.

SITE C4 - The dormitory sited on C-4 will house 326 students and contain six stories. It will be 44-55 feet and contain 122,000 square feet.

SITE C5 - The campus planning firm of Livermore, Edwards recommended in 1987 the More Hall site as a possible site for a multi-story dormitory.

SITE C6 - During various meetings with campus planners, Site C6 has been suggested for a small dormitory of 150 to 200 beds. Again, this site by itself will not accommodate the 600-800 bed dormitory under discussion here. Like Site C5, it may provide a partial solution.



## Site Selected

Following careful consideration of several sites for new undergraduate housing, the University administration, with the support of the Board of Trustees, has selected Sites C2, C3, and C4, along Lower Campus Road, that it believes best serves the needs for undergraduate housing. The project would contain approximately 342,000 square feet of space and would house approximately 900-1,000 undergraduate students. The site is in the proposed Boston College institutional subdistrict.

The project will include a common area that could function as a non-alcoholic club. Students could come to listen to comedians or watch "Monday Night Football."

An integral part of the project would be the construction of a dining facility adjacent to the Robsham Theater Arts Center, designed with 42,000 square feet of programming that would include late evening food service of pizza and pasta. This is the type of programming that is consistent with Boston College's expressed desire to provide attractive opportunities for students to remain on campus.

As part of the project, an addition of 10,000 square feet will be made to the back of Robsham Theatre. This will provide extra classroom and office space.



## Parking

The project is intended to house sophomore students who are not allowed to bring automobiles to campus. Parking alternatives are presently being developed with traffic engineers and as part of the Transportation Master Plan. Limiting the number of parking passes issued and using more satellite parking are being considered.

A new program is being developed with the "T" to encourage use of public transportation by the Boston College community.

## Cost

The cost of the entire project is estimated to be approximately \$53 million dollars.

Boston College proposes to develop the entrance area adjacent to St. Ignatius Church and to work with members of the community, the City of Boston, church leaders and the MDC to provide aesthetic improvements to the area that are consistent with the desires of the residential community and Boston College.

## Timetable

The timetable for the development would occur in two phases:

### Phase I (734 beds)

Removal of 108 modular beds  
(Net 626)

Construction starts March 1992

Occupancy: September 1993

### Phase II (326 beds)

Construction starts March 1993

Occupancy: September 1994



## CHAPTER FIVE

### OTHER PROPERTIES - BOSTON

#### 1380 SOLDIERS FIELD ROAD

##### **Architect**

Livermore, Edwards and Associates  
Somerset Court  
281 Winter Street  
Waltham, MA 02154

##### **Need and Use**

Boston College has purchased property at 1380 Soldiers Field Road in Allston (Map #1).

Planned use is for office and warehouse space.

##### **Office Space**

The below listed offices are typical of those which will be located at this site.

##### Buildings and Grounds Department

Director  
Associate Director  
Assistant Director, Plant Services  
Assistant Director, Technical  
Assistant Director, Auxiliary Services  
Assistant Director, Planning Department  
Work Order Coordinator  
Manager, Office Services  
Secretarial Offices  
Administrative Coordinator  
Architectural Assistant, Planning  
Energy Manager  
Drafter/Designers  
Construction Project Managers  
Architecture Project Managers  
Mechanical Engineer  
Director, Bureau of Conferences  
Function Coordinators, Bureau of  
Conferences

##### Dining Department

Director  
Associate Director, Operations  
Associate Director, Business Systems  
Asst. Director, Purchasing & Nutrition  
Asst. Director, Employee Relations,  
Training  
Assistant Director, Catering  
Administrative Dietitian  
Accounting Manager  
Business Manager  
Executive Chef  
Cash Receivable Assistant  
Reception Area  
Business Office Assistant  
Accounts Payable Assistant  
Administrative Secretary  
Secretary II



## **Taxes**

Boston College affirms its tax-exempt status, but intends to enter into an agreement with the City, whereby the University will make a contribution to the City for the services it consumes. The contribution will be in the amount suggested by the Mayor's Tax Exempt Steering Committee, 25% of the tax paid by commercial entities.

## **Warehouse Space**

Approximately 20,000 to 25,000 sq. ft. of this building will be utilized to meet permanent, temporary and seasonal storage needs. A listing of typical goods, equipment and materials to be stored in this site is noted in Table #6. Under no circumstances will Boston College consider the warehousing of materials deemed hazardous on this site.

At the present time much of this material is stored in twenty-five leased trailers parked on the Lower Campus. The transfer of these goods and materials to a storage area at 1380 Soldiers Field Road will permit the elimination of these storage trailers and the recovery of the forty-seven Lower Campus parking spaces which the trailers now occupy.

## **Project Site**

The building fronts on Soldiers Field Road, adjacent to the M.D.C. Police Station. It is also directly accessible from 475 Western Avenue. The building lot is 75,638 square feet and provides parking spaces for 85 vehicles. Zoning is Light Industry, "M1".

## **Square Footage and Height**

The existing building contains an area of 46,669 square feet. It is one and two stories high (23 feet) and was built in 1940 with three or more additions constructed between 1957 and 1959. It originally housed the office and manufacturing and distribution facilities for the International Shoe Company.



## **Parking and Traffic**

The building at the time of acquisition was occupied with professional and technical staff and office workers. It also contained a sound stage and requisite support personnel. At times of shooting and producing television shows and movie productions, additional personnel and equipment were brought to this location.

It is anticipated that Boston College's use of this property will be considerably less intensive, since most employees who will commute there will adhere to Monday through Friday, 8:30 A.M. to 4:30 P.M. work schedule.

On site parking at 85 spaces is more than sufficient to accommodate Boston College employees and a small number of vans and light delivery vehicles.

## **Timetable**

In July, 1991, Boston College decided to explore the possibility of selling 1380 Soldiers Field Road. If Boston College can recoup its financial commitment and find alternate space for warehousing and office space, the building will be sold. If the building is not sold, Boston College will begin renovation to the building. First among the renovation priorities will be work required to develop building mechanical, electrical, life-safety and access systems and to bring them up to current building and handicap code requirements.



TABLE 6

OFF-CAMPUS STORAGE  
BY CATEGORY

<u>STORAGE GROUP</u>	<u>STORAGE &amp; HANDLING CHARACTERISTICS</u>	<u>EST. STORAGE AREA IN SQ. FT.</u>
Furniture, unused equipment, store fixtures, theater set pieces and equipment	Conventional warehousing Location control Security Occasional access Pest control	8,950
Files & Records	Climate controlled storage Location control Pest-free Records management system Method of access Security Possible area for microfilming	1,275
Supplies	Conventional warehousing Frequent access Inventory tracking & control	2,300
Off Season snow removal & grounds equipment, trades equipment	Floor space	4,806
Library Books	Shelving storage Climate control Pest-free Processing space System link to library computer	1,000
Publications/printed matter	Conventional warehousing Shelving or rack storage Frequent access Inventory control	460
Carpet	Racked storage - heavy duty Handling space Special lift truck Clean, dry, pest-free Possible protection from sunlight	1,152
Bookstore Inventory	Security	2,000
Total Storage Area Required Non-Racked Floor Space		21,943
Total Storage Area Required Racked Storage <sup>1</sup>		15,000 - 17,000

<sup>1</sup> Includes circulation, staging and aisles



## ST. CLEMENT'S HALL

Starting in January 1991, Boston College began leasing part of St. Clement's Hall for a term of 10 years. The amount of square footage presently leased is 28,000 square feet.

Within this 10 year time frame, the University will not undertake functions or activities within St. Clement's building which will generate student activity or traffic, including all direct academic or student use.

The University will utilize the building for professional office and faculty research space of a non-scientific nature which will generate no hazardous waste or any effects of biomedical or other types of medical research.

The University shall not conduct intercollegiate athletic programs on the property.

If the University is offered any opportunity to expand its presence on Seminary property beyond St. Clement's Hall, it agrees that it will do so through the process, as defined within the Allston-Brighton zoning article, of amending its Master Plan to include Seminary property, with such process including full community review.

If at any time during the tenancy of the property, the City of Boston determines that adequate parking cannot be provided according the City of Boston parking standards, the University shall provide mini-bus or van service along Commonwealth Avenue and Foster Street, from campus parking facilities



## 235 NORTH BEACON STREET

Boston College is currently occupying 41,695 square feet of space on two floors at 235 North Beacon Street (Map #1). This temporary space will be used for storage through January 1, 1992. If space does not become available, the lease may be extended for one more year. The building at 1380 Soldiers Field Road is not yet available and efforts to sell this property have not been successful. If we occupy it, it will take time to renovate and prepare for office and warehouse use. If we do sell, we have to find new warehouse and office space.



## CHAPTER SIX

### PROPOSED PROJECTS - CHESTNUT HILL

#### **Chestnut Hill - Newton**

##### Upper Campus

The Upper Campus is chiefly devoted to housing, with some academic functions along College Road (Map #4). Given its location amongst its residential neighbors, the Upper Campus is at present supporting about as much programming as possible, except for some additional academic support space at College Road and one small possible residence hall site along Beacon Street. It is the opinion of Livermore, Edwards & Associates that College Road's present and future structures should be designed to maintain the character of the present street scape. The campus edge formed by College Road and the adjacent two or three level structures, provide an important transition buffer between Boston College and the adjacent residential community. Future development on College Road should be limited to academic support functions.

##### Middle Campus

The Middle Campus is the academic heart of the Boston College campus. The architectural style of the Middle Campus forms a strong unit with sensitive and formal placement of buildings, landscape and open space. Therefore, key open spaces on this campus should be protected at all cost. Whenever possible, cars and paved areas should be reduced and the green, landscaped open space increased.

It is suggested that all non-academic and academic support programs located in Middle Campus be relocated to the College Road area or the Hammond Street Triangle to provide Boston College with as many options as possible for academic expansion within the existing Middle Campus buildings. The following program changes and site development options are planned within the next ten years.



## Campion Hall Addition and Renovation. (Map #13, Site F)

### **Architect**

Ellenzweig Associates, Inc.  
1280 Massachusetts Avenue  
Cambridge, Massachusetts 02138

### **Need and Use**

Campion Hall, located on Beacon Street just west of the Chemistry Building, is the home of the School of Education. The building contains offices for the Deans, faculty and the University Counseling Services. It also houses University Audio Visual Services, the Campus School for Multi-handicapped Children and the Educational Resource Center.

The Campus School is in the building's gymnasium wing; this space was totally renovated for its staff and Special Needs students in 1988. Construction has been completed and is a 43,000 gross square foot addition. The driving forces behind the addition are twofold. The School of Education faculty had been spread over five locations in three buildings. One objective is to bring these faculty together in one location.

Secondly, there is a long identified need to provide more and better space for the Educational Resource Center. This Center acts as a specialized library and instructional facility for Boston College students studying to teach in primary and secondary grades. The shortcomings of the existing facility were cause for special concern in the most recent accreditations of the School of Education.

It was also necessary to upgrade the 35 year old offices and classrooms in the building as well as to modernize mechanical, electrical and communication services and to bring life-safety and access systems up to current standards. Table #7 in the Chapter details the program for the combined addition and renovation projects.

### **Project Site**

Within the present site and with an extension to the southeast.



## **Square Footage and Height**

An addition of 43,000 square feet is under construction, with a height equal to that of the existing structure. The renovation of the existing 44,000 square feet of existing space is also underway.

## **Parking and Traffic**

School of Education faculty and staff to be located in this building are already on campus and are presently housed in Campion, McGuinn, the Campus School or the Service Building. There will be no additional traffic or parking requirements.

## **Timetable**

Construction has been completed.



## TABLE #7

CAMPION HALL SPACE PROGRAM SUMMARY	
SCHOOL OF EDUCATION	30,561 NUSF includes faculty and includes faculty and administrative offices, word processing center, support and common areas.
EDUCATIONAL RESOURCE CENTER	6,946 NUSF Includes collection space, reader areas, ERC classroom, administrative and support space.
REGISTRAR	8,154 NUSF Includes 11 classrooms.
UNIVERSITY COUNSELING	804 NUSF (NO CHANGE) Includes TV studio, recording, editing facilities as well as administrative and support space.
CAMPUS SCHOOL	7,2270 NUSF (NO CHANGE) Includes classrooms, physical therapy, faculty, administrative and support space.



## Devlin Hall Renovation (Map#13, Site D)

### **Architect**

Royston Daley  
Linea 5, Inc.  
955 Massachusetts Avenue  
Cambridge, MA 02139

### **Need and Use**

Some of the most notable examples of collegiate Gothic architecture in the Greater Boston area, if not the entire east coast, are located on the Boston College campus. Boston College is keenly aware of the historic value of their buildings to the community at large and of its responsibility to preserve them. The multimillion dollar renovations of Gasson Hall in 1975 and the Bapst/Burns Library in 1988 are most notable. Notable, too, is the extraordinary care taken in the planning of these renovations. In the case of Bapst Library, for example, not only was a noted Boston architect selected, but the University employed Douglas Shand-Tucci, an architectural historian, to assist in planning and carrying out a renovation that would truly restore this library to its original grand state.

Devlin Hall is among the original distinguished Gothic buildings designed by Maginnis-Walsh. It was vacated by the Chemistry department in September 1991 upon completion of the Chemistry Building. The building itself is in need of a total renovation in order to retrofit chemistry teaching and research laboratories, to modernize mechanical and electrical systems, to meet today's codes for both life-safety systems and accessibility for the physically challenged. In addition, the roof must be replaced and extensive repairs must be made to stone work and limestone trim on the building's exterior.

It is Boston College's intention to use the same care in restoring this fine building as it has its sister buildings, so that all who care about the preservation of truly notable buildings because of their history and architecture will share our excitement and celebration when the work is finally completed and the building reopened in January 1993.



The Geology Department, which is presently located in the building, will be relocated for the duration of the renovations and return to new faculty offices, teaching and research labs and classroom space.

The Fine Arts Department, located on the Newton Campus since 1975 because of a lack of space on the Chestnut Hill Campus, will also have faculty offices, classrooms and drawing studios located in Devlin Hall.

The Boston College Museum and Gallery, presently located in Devlin, will remain with expanded gallery and storage space.

Finally, the Admissions Office will be relocated from Lyons Hall and moved into new office space with a visitor's reception area in the building.

The remainder of the building will be used for general purpose University classrooms.

Table #8 in this Chapter details the program for the renovated Devlin Hall.

### **Project Site**

Existing site.

### **Square Footage and Height**

Existing

### **Parking and Traffic**

There are no plans for additional faculty, staff or students. Student traffic to the Newton Campus to take art classes will be eliminated, as will Fine Art faculty traffic from the Newton Campus to the Chestnut Hill Campus to offer art classes there.

### **Timetable**

The Devlin project has begun. Restoration of the stone exterior commenced in the spring 1991, interior renovation is following beginning in the fall 1991. Completion is expected by January 1993 with occupancy anticipated at that time.



## TABLE #8

### SUMMARY DEVLIN HALL SPACE PROGRAM

ART MUSEUM	4,300 NUSF Includes Gallery space for exhibits and the University Collection as well as office and support space.
FINE ARTS	13,650 NUSF Includes faculty and administrative offices, slide library and studios for drawing, painting, film and photography.
GEOLOGY	15,285 NUSF Includes faculty and administrative offices, research and teaching laboratories, computer facility and rock preparation/sawing/crushing room.
REGISTRAR	9,800 NUSF Includes the main lecture hall plus eight (8) classrooms
UNDERGRADUATE ADMISSION	9,140 NUSF Includes a visitors center, interview and conference rooms, an information/presentation room, offices and support space.

Source: Office of Space Planning and Utilization



## Fulton Hall Renovation and Addition (Map #13-SITE E)

### **Architect**

P.B. Savigals & Associates  
5 Science Park  
New Haven, CT 06511

### **Need and Use**

Fulton Hall houses the Wallace E. Carroll School of Management, the undergraduate program, the M.B.A., MS. in Finance and the Ph.D. programs of the Graduate School of Management, the Evening and Summer Colleges and a number of classrooms. Like all Middle Campus academic buildings, space for faculty, classrooms, and Deans is woefully inadequate. The proposed building program, including both the space in the existing building and in the planned additions, is detailed in Table #9 in this chapter

### **Project Site**

#### **Existing Site**

### **Square Footage and Height**

In order to conserve Middle Campus open space, the architect has developed a design which will add one floor to the existing building and three floors above the two classroom pods which now extend from the rear of the building. In addition to providing much needed space, this design considerably improves the esthetics of the formal quadrangle to the north of Fulton Hall. By raising the height of the building and providing a sloped roof the architect has allowed this building to join its peers, Gasson, Devlin and Lyons as a distinguished equal in the formation of the quadrangle.

The combined fifth floor and rear additions will yield 21,355 net usable square feet. The renovation of the existing space encompasses 53,104 net usable square feet and includes structural changes to carry the addition, as well as renovations to improve classroom and office space and to accommodate seismic, life-safety and access codes; and, finally, to provide for new electrical,



mechanical and voice and data communication systems. The new height of the building will be approximately 83 feet.

### **Timetable**

An 18 to 24 month construction period is envisioned. Assuming final approval by the Board of Trustees, construction could commence as early as spring 1993.



## TABLE #9

### FULTON HALL SPACE PROGRAM SUMMARY

SCHOOL OF MANAGEMENT	45,021 NUSF Includes administrative and faculty offices, support space and student services space (i.e., lounge, conference rooms and offices) for MBA, Undergraduate, Honors and Ph.D./Graduate students.
EVENING COLLEGE/ SUMMER SESSION	5,549 NUSF Includes administrative and faculty offices, conference rooms and lounge.
REGISTRAR	21,906 NUSF Includes main lecture hall plus seventeen (17) classrooms.
UNIVERSITY COUNSELING	829 NUSF (NO CHANGE) Includes administrative and support offices
INFORMATION TECHNOLOGY	1,154 NUSF (NO CHANGE) Includes information processing support space for undergraduate computer science department.

Source: Office of Space Planning and Utilization



**CONNOLLY AND MURRAY CARRIAGE HOUSE RENOVATION - Hammond Street Campus**  
(Map #13, Sites G & H)

**Architect**

Boston College Planning Department

**Need and Use**

These carriage houses until this year have been used for general purpose storage. Both are in relatively poor condition, although the exterior of the Connolly Carriage House was totally restored in 1990.

In keeping with the general recommendations by Livermore, Edwards, & Associates, it is the University's plan to convert these spaces to studios for the Fine Arts Department. This will also enable the achievement of a long term academic goal to bring the Art Department from the Newton Campus to the Chestnut Hill Campus. It should be noted that this is the only department in the College of Arts and Sciences not now located on the Middle Campus.

**Site**

Existing Sites. Connolly and Murray Carriage Houses are interior to the Hammond Street Campus, on the properties of Connolly and Murray Houses. See Campus Map #13.

**Square Footage and Height**

There are 4,330 gross square feet in the Connolly Carriage House and 1,686 gross square feet at the Murray Carriage House. The planned retrofit and renovations will take place within the existing envelopes of both buildings. Therefore, there will be no change in square footage or in building heights.



## **Parking and Traffic**

At the request of the Chestnut Hill Association, the University has agreed not to build the proposed 25 additional parking spaces. Extra parking at the carriage houses will be prohibited.

## **Timetable**

Construction began during summer 1991. Completion is scheduled for November of 1991 for Murray and February 1991 for Connolly.



## CHAPTER SEVEN

### PROPOSED PROJECTS - NEWTON CAMPUS

There are several sites that could be developed at the Newton Campus. Because of its remote location, the development of this campus will be focused on a group of students who require extensive support or physical contact with the main campus. During the time within the range of this Master Plan, the development proposed for this campus consists of a graduate resident center.

#### Graduate Resident Center (Map #14 - SITE I)

##### **Architect**

Earl R. Flansburgh & Associates, Inc.  
77 North Washington Street  
Boston, MA 02114

##### **Need and Use**

Boston college offers no graduate housing. To continue to attract a high caliber of student and provide housing, a 336 bed center with two connected buildings has been proposed. The facility will consist of four, three, two and one bedroom suites and studios. and will have five stories. There will be several rooms that will provide ancillary services, such as laundry room, study rooms, and a student lounge.

##### **Project Site**

Five potential sites were evaluated:

- Site I1, on the eastern-most edge behind the Quonset Hut
- Site I2, behind the Alumni House
- Site I3, in the back of the campus, in the parking lot
- Site I4, beside Mill Street on the western edge of the campus.
- Site I5, behind Barat House on the hill

The Hillside Site has been selected because of its neighborhood acceptability, its proximity to the Law School and the fact that it is located on under-utilized land.



## **Square Footage and Height**

150,000 square feet, five stories high.

## **Parking and Traffic**

Vanness, Hagen and Bustlin has done a study to measure the traffic impact of a Graduate Center. They report that with the proper signage, the impact should be negligible.

There will be parking provided for 101 extra cars.

## **Timetable**

Construction is planned to start in spring 1992 and is scheduled for completion in September 1993.

## Barry Pavilion/Kenny-Cottle Renovation, Newton Campus (Map #14, SITE W)

### **Architect**

Not selected.

### **Need and Use**

The Barry Pavilion is presently occupied by the Fine Arts Department. On the completion of the Devlin Hall renovation scheduled for January 1993, this department will move to the Chestnut Hill Campus. The plan then is to retrofit and renovate the Barry Pavilion and move various Law School activities there.

A number of these activities are now located in the basement of the Kenny-Cottle Law Library. This will in turn allow the Law Library to add stacks and work space in that area.

The dining facility will be renovated during this project.

### **Site**

Existing buildings.



## **Square Feet and Height**

The Barry Pavilion building contains 39,357 square feet.

The Kenny Cottle Library contains 70,620 square feet.

In both cases the existing building height remains the same.

## **Parking and Traffic**

The purpose of these renovations is to relieve existing office congestion and to provide stack spaces for the collections of the growing Law Library. No additional need for parking is anticipated.

## **Timetable**

Calendar year 1993.

:



## CHAPTER EIGHT

### LONG TERM PROJECTS (1996-2001)

Beyond the projects noted above, the University has attempted to identify space needs and the need to replace aging facilities until the year 2001. These needs have been roughly converted into building projects. The overall campus planning effort includes discussions regarding possible locations of future buildings and open spaces. While this is speculation at this point in time, it acknowledges space needs and attempts to assure that the near term projects are properly sited. It also brings concepts of the potential projects to the attention of the community.

Possible additional Building Projects are noted below: (Map #13)

- C. Lower Campus Dormitory (C sites, Map #12)
- K. Replacement of Flynn Recreation Complex
- L. New soccer-size playing field
- M. Reorganization of public open space and pedestrian movement
- N. Academic Building
- O. 200 Bed Dormitory
- P. More Hall addition
- Q. McElroy
- R. College Road
- S, T, U. Terratecture Opportunities
- V. Hillside
- W. Barry Pavilion/Kenny-Cottle Library (Map #, Pg. 65)

#### Lower Campus Dormitory (Map 12, C Sites)

The need to house additional students on campus has been expressed by neighbors, administrators, parents and current and potential students.

Construction of a 500 bed suite-style dormitory complex is proposed. This project would displace the remaining modular apartments. The project is proposed to begin in 1995.

#### New Recreation Complex (Map #13, Site K)

The Flynn Recreation Complex, built in 1970, is used intensively and shows this wear. It is not of high quality construction and normal maintenance costs are accelerating. A further consideration is its inefficient use of the land. It is expected that by the year 2000 a decision will have to be made to replace this structure. With the construction of the new parking garage/campus



center on Site A-2, a new recreation complex could be constructed on Site A-3. The site phase fits best with the existing recreation complex and other construction on the Lower Campus. The new complex would be elevated to allow vehicular traffic and parking below.

#### Lower Campus Open Space Development (Map #13, Sites M, O, & L)

The Lower Campus is currently organized by the ring roads which encircle it and the influence of the stadium complex which has been oriented differently from that of the remaining campus. This has tended to create a visual disorder of building and open space elements.

This report recommends that the recreational open space program elements be located so as to provide major open spaces around which the new building elements may be organized.

In one scheme these elements are located on an axis relating to the Middle Campus, while another scheme would show the open space relating to the deviant grid set up by the skewed stadium element.

In developing the open space on the Lower Campus, Boston College will continue to improve its gateways to Commonwealth Avenue.

#### Academic Site (Map #13, Site N)

East of the new science building lies a small site that will be available for academic space. It is at the entrance to the parking garage on Beacon Street so the height of this building must be sensitive to its surroundings.

#### 200 Bed Dormitory (Map #13, Site O)

Site O is a possible dormitory site that could provide an increase of about 200 beds. This site will be developed last because it has a strong impact on the campus entry and open space system.



## More Hall Addition and Renovation (Map #12, Site C-6)

### **Architect**

Livermore, Edwards & Associates  
Somerset Court  
281 Winter Street  
Waltham, MA 02154

### **Need and Use**

There is a crucial need for more office space on campus.

### **Program**

Offices for administrative departments will be housed in this space.

### **Description**

An addition of 50,000 gross square feet of office space to the rear of St. Thomas More Hall is proposed.

### **Project Site**

More Hall is located on a site whose current layout allows additional programming.

### **Square Footage and Height**

The renovation is proposed at 50,000 gross square feet.

### **Timetable**

Undetermined

## Middle Campus McElroy Commons Renovation (Map #13, Site Q)

### **Architect**

To be selected.

### **Need and Use**

McElroy was built in 1960 when there were five extracurricular clubs. Now there are over one hundred thirty-three clubs and academic functions which place extensive demands on the



original design of the building. McElroy will be reprogrammed to upgrade bookstore and dining spaces. Various club and chaplaincy spaces will also be improved.

## Description

Major renovation of approximately 75,000 square feet to improve circulation and usability of existing space. Project scope also includes the upgrade of building systems and extensive revision of Dining Service and Bookstore areas.

## Timetable

This project is expected to start in September 1996 and finish in August 1997.

### College Road Site (Map #13, Site R)

A site exists on the east side of College Road, just north of McElroy Commons. Because the Campus Green and College Road have a grade change of 15 to 18 feet, a four or five level building could be built on this site that would respect the scale of College Road and the Middle Campus.

Considering the location of this site, the program considered for this structure could be a combination of any of the following:

- Parking for up to 210 cars
- Academic Space
- Administrative Space

### Terratecture (Underground) Opportunities (Map #13, Sites S, T, V)

Three sites exist at locations S, T and V for below grade structures. Each site could support academic expansion of about 10,000 square feet each on one level. These might be particularly suitable for configuration of classrooms or lecture halls.



### Hillside (Map #13, Site V)

There is a small site between O'Neill Library and St. Mary's Hall that could be programmed with either academic functions or dormitories because it lies on the line between the Middle and Lower Campuses. It is the opinion of Livermore, Edwards & Associates that this site should not be developed until all other sites are exhausted. This site should be developed now as part of the Boston College open space system. Because of its location between the Lower and Middle Campus it is an important transition space for the campus, both in terms of use and providing a gentle grade of change.



## CHAPTER NINE COMMUNITY BENEFITS

It has become important in today's world to forge partnerships between communities and institutions. Boston College has attempted to build an extensive program of working support for our host communities. Our efforts have included reaching out to the youth of the City of Boston with educational collaboratives, job opportunities and scholarship aid, to resource sharing, and technological and educational collaboration with the City of Newton.

As of July 1991, Boston College employed 747 Boston residents. Boston College has recently implemented a preferential job hiring policy for Brighton/Allston residents. The language for the policy reads:

Boston College is committed to providing employment opportunities to residents of the Brighton/Allston area of the City of Boston. Boston College will recruit individuals who are qualified for existing positions through the Office of Human Resources and job postings located at various locations in the Brighton/Allston community as determined by area civic groups.

Boston College is in compliance with the various laws and regulations requiring equal opportunity and affirmative action in employment, such as Title VII of the Civil Rights Act and Federal Executive Order #112246. Boston College is also in compliance with the Boston Residents Jobs Policy Ordinance of 1983.

The procedure for a community member applying for a position at Boston College is:

- 1) Boston College will send to identified community groups the official job listings of the College
- 2) All applicant will apply directly to the Department of Human Resources and send a copy of the letter and resume to the Office of Community Affairs, 116 College Road, Chestnut Hill, MA 02167



- 3) The Office of Community Affairs will forward the letter to the Manager of Employment, Department of Human Resources who will maintain a special list for Brighton/Allston residents
- 4) Boston College presently hires off-duty Boston Police officers to patrol the Cleveland Circle and Lake Street areas on selected Friday and Saturday events. These areas have been identified by community members as being areas populated by students.

Boston College is very sympathetic to the financial plight of the City of Boston. Boston College will work with the City Assessor's Office to determine future payments.

Boston College has provided to Brighton/Allston residents financial aid awards in the following areas:

	<u>1986-87</u>	<u>1987-88</u>	<u>1988-89</u>	<u>1989-90</u>	<u>1990-91</u>
<u>Scholarships &amp; Wards</u>	\$244,553 (54)	\$243,718 (48)	\$264,434 (43)	\$330,886 (49)	\$379,645 (51)
<u>Total Financial Aid</u>	\$521,541 (66)	\$474,180 (56)	\$489,548 (53)	\$596,217 (62)	\$601,489 (61)

## Boston College's Economic Impact on Neighboring Communities

### Boston College as Employer

Boston College has 2,818 employees (as of July 1990)  
 747 are Boston residents  
 566 are Newton residents

Budgeted total compensation for employees: \$91.4 million  
 (academic year June 1989 through May 1990)

### Boston College as Purchaser

Total expenditures by the University in Boston & Newton:  
 \$26,251,740

University expenditures in Boston: \$17,046,821  
 University expenditures in Newton: \$ 9,204,919



### Boston College Employees as Purchasers

Employee purchases in Boston: \$17.3 million  
Employee purchases in Newton: \$19.9 million

### Boston College Students as Purchasers

Student purchases in Boston: \$57.5 million  
Student purchases in Newton: \$18.9 million

### Boston College Visitors as Purchasers

Visitors' purchases in Boston: \$33 million  
Visitors' purchases in Newton: \$8.7 million

Direct Employment Impact of Students, Visitors, and Employees  
(this is direct impact and does not include the employment effect on manufacturing concerns in Boston and Newton)

Boston: 1346 jobs  
Newton: 530 jobs



#### Methodology of Impact Study

The spending and employment impacts are estimates based on 1988-89 figures of the direct spending of students, visitors and employees; and the direct employment due to this spending. No multipliers are used in the analysis and no indirect impacts are included, as these are difficult to estimate and would be expected to be small in magnitude.

Spending is estimated from surveys of students and employees conducted specifically for this study. Respondents were asked to estimate their spending by broad category in Newton and Boston.

Employment impacts are derived from the Multi-Regional Input-Output (MRIO) model, a component of Boston College's Multi-Regional Policy Impact Simulation model. The model applies employment coefficients to the spending estimates in order to estimate the first-round impact on employment. Generally, the employment impact includes only those people who first "touch" the money spent by students, visitors and employees, such as store clerks, waiters, gas station attendants, taxi drivers, etc.

#### Boston College Expenditures for Police Detail for 1989-90

Boston College maintains its own 45-member police force. When extra police are needed for events, Boston College pays the following for those details:

Boston Police: \$ 20,398  
MDC: \$ 19,433  
Newton Police: \$109,251

#### Inspectional Services, Licensing and Permits Fees Paid by Boston College 1989-90

Total paid to Boston: \$40,832  
Total paid to Newton: \$18,827

#### Water and Sewer Expenditures for 1988-89

Total paid to Boston: \$114,931  
Total paid to Newton: \$604,098

#### Boston College as a Source of Financial Aid to Local Students

Boston College has maintained a strong commitment to providing educational opportunity for promising students at the undergraduate and graduate levels who might not possess the means to finance higher education. This commitment is especially true for the people who live in the city of the university's founding. Some years ago, Boston College's Jesuit Community established a scholarship fund for deserving students from the metropolitan Boston area, and in 1986 the university established the Thomas P. O'Neill Jr. Scholarship Fund, which awards funds to students from the former Speaker's Eighth Congressional District. More recently, through The Campaign for Boston College, the Balfour Foundation, the General Electric Foundation, the Capital Cities Foundation and others have contributed large gifts to Boston College to support scholarship programs for people of color. For many years, Boston College has operated the Options Through Education Program, which provides economically and educationally disadvantaged students the opportunity to get a head start on their collegiate experience during the



summer prior to their freshman year. Four years ago, Boston College established a graduate fellowship program directed at people of color by which full-tuition grants and annual stipends of up to \$8,000 are awarded annually. In addition, Boston College established the Teacher Education Award for Minorities Scholarship, which will be used to help minorities enter the teaching professions by providing tuition remission for full- or part-time study in graduate programs leading to the teacher certification. More recently, a Carol A. DeMaiti Scholarship of \$2,500 per year for up to four years, in memory of the late alumna, was established for a resident of Boston with preference given to a student from Mission Hill and neighboring areas. Selection is based on academic merit, financial need and service to the community.



## Educational Services Provided to Boston College's Neighbors

Boston College's College Bound Program offers students from Boston's Hyde Park, West Roxbury, and Brighton High Schools four years of academic enrichment, tutoring and college preparation to help them develop the skills and attitudes needed to gain admission to college and to succeed through graduation.

Career Beginnings, a cooperative program designed to help Boston public high school students from low-income families strengthen their chances to obtain a full-time job or gain admission to college, pairs Boston College mentors with Hyde Park High School students.

One on One pairs high school students from West Roxbury High School with Boston College mentors in an effort to provide timely role models and information that will help steer high school students towards a college education or full-time job.

Carroll School of Management graduate students provide free professional counseling, referral and research services to owners of small businesses in the greater Boston area through the Small Business Development Center at Boston College.

CSTEEP, Boston College's Center for the Study of Testing Evaluation and Educational Policy, under the auspices of the School of Education, has long been a key player both in national and local efforts to fight the stereotyping of students through standardized tests, and is working to formulate better ways of evaluating children.

Each summer Boston College runs a free computer camp for youths ages nine to 12 from the Allston-Brighton section of Boston.

Tuition vouchers are offered to local teachers who supervise student teachers from the School of Education.

Through Project 2000, 35 Boston College AHANA (an acronym for African-American, Hispanic, Asian, Native American) students have become tutors and role models for a group of Boston elementary school students. The youngsters attend Saturday sessions at BC that include tutorials, group discussions, cultural activities and recreation.

AHANA students tutor Newton Metco students; Law School students tutor and mentor in the public schools and in homeless shelters; School of Education students tutor students from schools in Newton and Boston.

In a Business Basics program, over 100 Carroll School of Management students introduce management concepts to 5th and 6th graders in 50 Boston public schools.

Boston College founded and operates the Campus School for 50 to 60 multi-handicapped children ages 6 through 21, whose special needs cannot be met in their own communities.



The School of Education collaborates with several schools in Boston and Newton, providing professional expertise and advice as requested, in addition to placing student teachers in those schools.

Boston College provides free computer training to Newton police, principals, city managers and school department personnel.

Boston College maintains a Training and Research Institute for adults with developmental disabilities.

Boston College, with the Museum of Afro-American History and Roxbury Community College, published Witness: An Oral History of Black Politics in Boston, 1920-1960, the first published history of the Black experience in Boston.

The School of Nursing's Continuing Education program enables nurses to maintain and upgrade their professional development and certification.



## Public Service Projects at Boston College

Chaired by Boston College President J. Donald Monan, SJ, the Boston Fellows Program offers the support of community leaders to talented people of color who are either graduate students in Boston or newly arrived professionals in the city. The goals are to encourage the graduate students to make their careers in Boston and to familiarize new arrivals with the managerial, social and cultural resources of the city.

Over 200 PULSE students receive course credit for combining social action of 10 to 12 hours per week in a variety of local agencies with academic reflection. PULSE provides critical volunteer services to some of the city's most needy community agencies.

In 1988, the Boston College Alumni Association, in conjunction with the Boston Food Bank, launched a Second Helping community service project that provides the means for quality surplus food from restaurants, hotels and catering establishments to be delivered to various emergency kitchens throughout the Greater Boston area.

Since 1954 the highly regarded Boston College Citizen's Seminar has brought together Boston's social, political and intellectual leaders to discuss city-wide programs and to provide a forum in which the future of the city might be openly discussed. The seminars are administered by the Carroll School of Management and regularly attract hundreds of business, civic and policy leaders from around the city.

Staffed by four practicing attorneys who are also on the Boston College Law School faculty, and by 20 second and third year law students, the Legal Assistance Bureau provides free legal consultation and assistance to low income families and to the elderly.

Through the Criminal Process Clinic, twenty third year law students each semester obtain certification from the Massachusetts Supreme Court to represent those who are unable to afford legal services. Half of the students work as defenders in the Dorchester District Court and half as prosecutors in Middlesex County representing the Commonwealth.

Chinatown Project, a six credit civil clinical program open to second and third year law students, exposes students to the social, economic, political and legal issues concerning the Asian community and enables students to help residents with housing and family law issues.

Law students in the Urban Legal Laboratory work 30 hours a week for course credit in legal service, government and public interest organizations.

Student volunteers in the Urban Immersion program spend their semester-break vacation time living in Dorchester, where they help rehabilitate houses, perform outreach services for the elderly, and prepare and serve meals at a Boston soup kitchen for the homeless.



Boston College Law School has a William T. Willier Loan Forgiveness Program for students who practice public-service law.

The Small Business Development Center sponsors a Capital Formation Service which helps small businesses across the state to obtain new capital.

The Management Center of the Carroll School of Management offers the public a variety of seminars and workshops dealing with topics such as management education, special projects, research and community-oriented programs.

Each year students raise funds to support summer internships for Boston College Law School students at public interest law firms and associations.

A National Youth Sports Program for 400 economically disadvantaged boys and girls ages 10 to 16, sponsored by the NCAA (National Collegiate Athletic Association), is conducted at Boston College each summer. Campers receive instruction in drug and alcohol abuse prevention, health and nutrition, teen pregnancy and teen suicide prevention, AIDS, and educational and career opportunities in addition to participating in a rigorous sports program.

Designed to promote peace in Ireland through economic development, the Development of Entrepreneurs in Boston for Ireland Program arranges for Irish entrepreneurs to reside in the Boston area for three to nine months, during which time they participate in management programs at Boston College and work in area firms to better understand American products and markets.

Wider Horizons promotes efforts at examining resolutions to Ireland's internal conflicts by enabling 25 Irish students pursuing teaching careers, including both Catholics and Protestants from northern and southern Ireland, to examine issues common to Ireland within a different cultural context. The students participate in a four-day orientation at Boston College followed by six weeks of fieldwork in various urban educational settings in Lowell.

The International Marketing Institute helps managers in business, government and education from around the world develop international marketing strategies and networking systems.

Hosted by more than 500 BC student volunteers, the annual Festival of Friendship brings over 250 special needs students from the greater Boston area to Boston College to participate in a carnival-like fair, filled with games, entertainment and a cookout.

High school students from throughout the country who participate in the Boston College Summer Experience perform at local hospitals and retirement homes.

In cooperation with our Alumni and Admissions offices, books are awarded each year to local high school students in Brighton and several greater Boston schools for outstanding academic achievement and community involvement.



To assure a rapid response to complaints, Boston College has established a Community Assistance Program (CAP) complaint response network for local residents.

Prior to the start of classes each fall, two dozen Carroll School of Management students in the honors program assist with rehabilitation work at two low-income housing sites in Boston as part of a First Serve Program.

In conjunction with the Museum of Afro-American History, Boston College sponsors an annual Blacks in Boston conference.

Sponsored by the Boston College Law School and open to the community, the annual Environmental Law Conference addresses issues of environmental concern.

Open to the community, an annual Law School sponsored-Holocaust/Human Rights Conference is attended by international figures who discuss human rights issues.

Boston College Athletics Department hosts summer and vacation week football, soccer and basketball clinics for youths.

Law students are forming a non-profit corporation to rehabilitate and run subsidized housing for the poor.

Other public service projects include the continuously successful United Way drives, community blood drives, Big Brothers/Big Sisters program, clothing drives, Society for Young Victims chapter, Amnesty International chapter, The Coalition Against Nuclear War chapter, environmental awareness groups, World Hunger Committee, and aid for the elderly in tax preparation.

Boston College strongly encourages public service on the part of its students, faculty and staff, who have volunteered at over 50 social service agencies and in Appalachia, Haiti, Jamaica, Belize, Peru and Egypt. The Jesuit Volunteer Corps sponsors graduating students to work for two years either in urban settings in the United States or in third world countries. The Office of Community Affairs maintains a Volunteer Data Base listing current volunteer opportunities.

Boston College provides financial support for local organizations such as Freedom House, Action for Boston Community Development, Roxbury's Twelfth Baptist Church, Roxbury's St. Francis de Sales School, and the Boston Police Alliance.

Summer memberships at the Recreation Complex are open to the public. Last year, 86 community families and 45 individuals took advantage of this opportunity.

Boston College, through the Office of Community Affairs, provides access to its dining facilities, classroom space, theater and recreation facilities to outside groups on special occasions whenever space can be made available. Some recent functions Boston College hosted include:



Veronica B. Smith Multi-Service Senior Center Annual Luncheon  
Brighton Board of Trade Annual Dinner  
Allston/Brighton Youth Hockey League  
Brighton Mental Health Coalition  
Neighborhood Coalition of 2000 Commonwealth Avenue  
Shriners' All Star High School Football Game  
Bay Cove Adolescent Center  
Newton Advanced Challenge Program  
Mayor's Community Prayer Breakfast  
Newton Public Schools Staff Development Days  
Newton Schools Foundation  
Newton Senior Citizens Luncheon  
Newton Symphony  
Walker Center Telethon (to inform the public about the situation in China)  
Newton Chamber of Commerce  
Newton North and South High School Graduations  
Jackson Homestead (Newton's Historical Society & Museum)  
Big Brothers and Big Sisters of Greater Boston  
Festival of Friendship (serves over 250 special needs children)  
Medical Swim (benefitting severely handicapped individuals)  
Mayor Flynn's Staff Development Day

Boston College donates use of its parking facilities during weather emergencies to facilitate snow removal, to Newton shoppers during the Christmas shopping season, and for Longwood tennis matches.

The Boston College shuttle bus is available to Boston and Newton residents free of charge.



Cultural Events at Boston College Open to our Neighbors  
(for information, call 552-4787)

Dramatic performances of the Dramatic Society, Children's Theater, Contemporary Theater Company, and independent student groups.

Musical performances of the University Chorale, the Boston College Symphony, the Bostonians and student and faculty recitals.

Dance performances of the Boston College Dance Ensemble and the Liturgical Dance Ensemble.

#### Lecture Series

Gasson Lecture series on literature and religion

Health series

Social Justice lectures

Cultural lecture series

Martin Luther King Committee lectures and book discussions

Exhibits and lectures at Boston College's Art Museum

Music Guild sponsors special performances each semester

#### Sports Events

##### Ticket Programs for the Community

Local youths are invited to men's soccer and women's basketball games at no cost.

Allston/Brighton Area Planning and Advisory Council receives 50 tickets for each home football, basketball and hockey game.

Residents of Allston/Brighton and Newton are given a pair of tickets for a basketball or hockey game.

For each Dramatic Society main stage performance, 30 free tickets are reserved for local groups.

For more information, contact the Office of Community Affairs, Hopkins House, 116 College Road, Chestnut Hill, MA 02167 or call 552-4787.



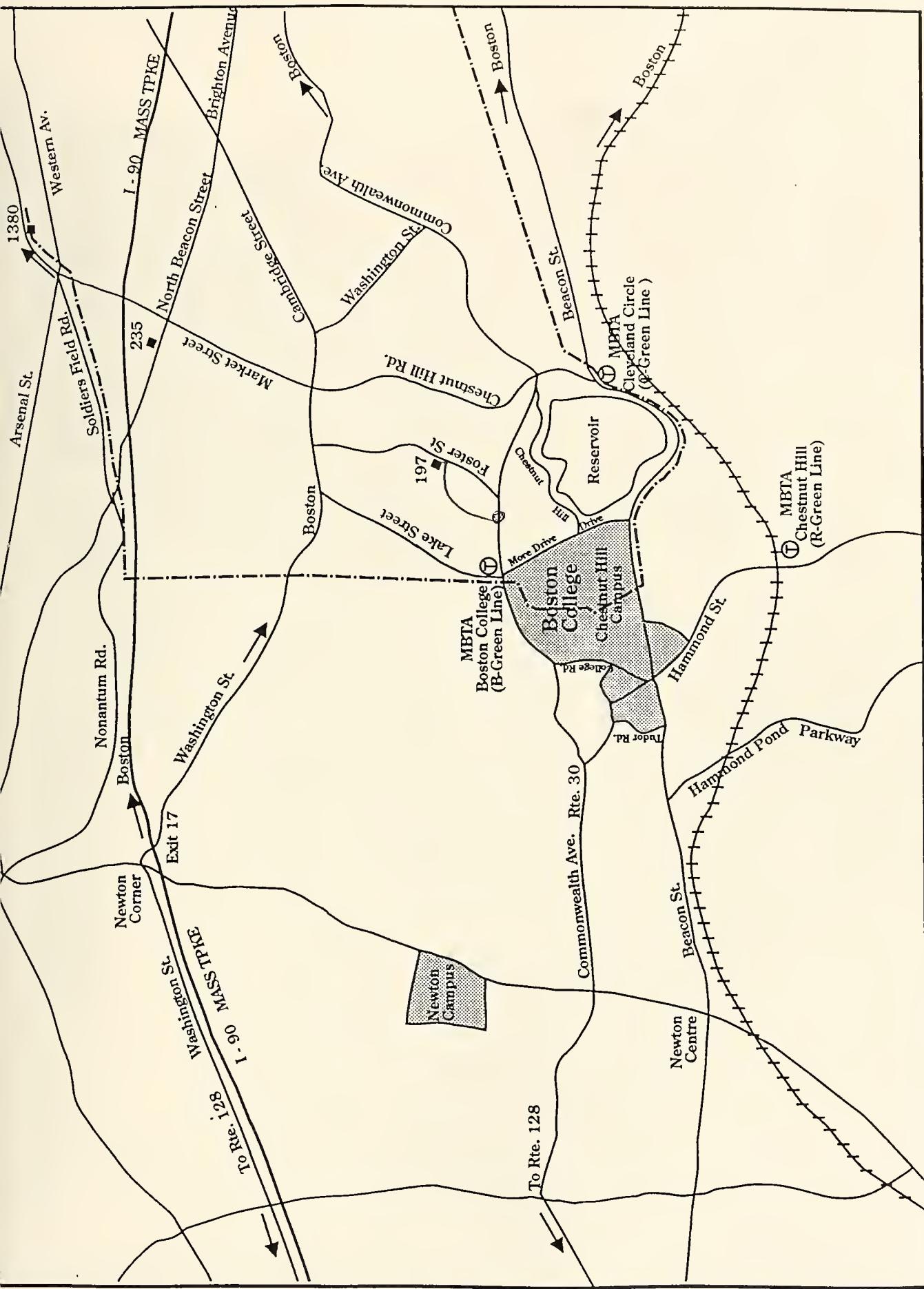
## CHAPTER TEN

### MAPS

Map #1	Contextual Map
Map #2	Study Area - Boston
Map #3	Study Area - Chestnut Hill
Map #3A	Study Area - Newton
Map #4	Existing Conditions Use Plan - Chestnut Hill
Map #5	Existing Conditions Use Plan - Newton
Map #6	Existing Pedestrian and Automobile Circulation - Chestnut Hill
Map #7	Existing Pedestrian and Automobile Circulation - Newton
Map #8	Existing Open Space - Chestnut Hill
Map #9	Existing Open Space - Newton
Map #10	Parking Structures Site Studies
Map #11	Proposed Campus Center Site
Map #12	Proposed Dormitory Sites
Map #13	Development Sites and Opportunities - Chestnut Hill
Map #14	Development Sites and Opportunities - Newton
Map #15	Anticipated Map of Boston College - Chestnut Hill, 2001
Map #16	Anticipated Map of Boston College - Newton Campus, 2001



CONTEXTUAL MAP  
MAP #1



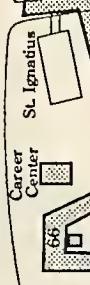


# BOSTON COLLEGE CHESTNUT HILL CAMPUS

500  
Feet

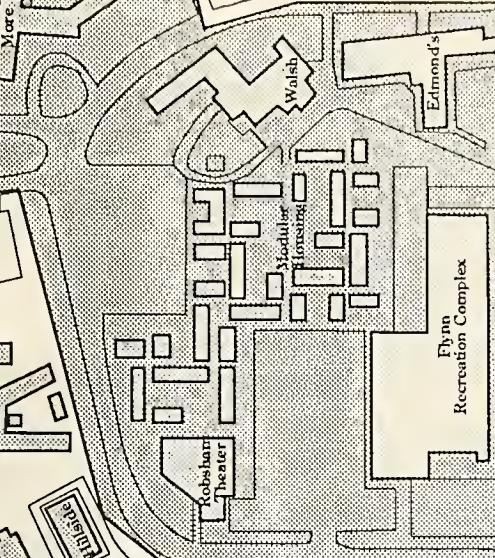
COMMONWEALTH AVE.

Career Center

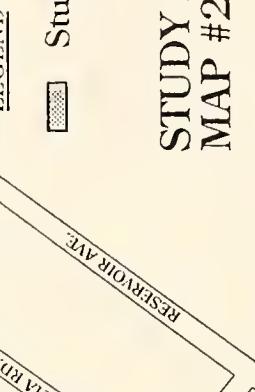
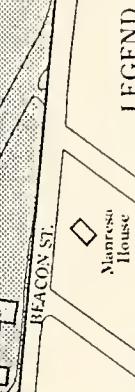
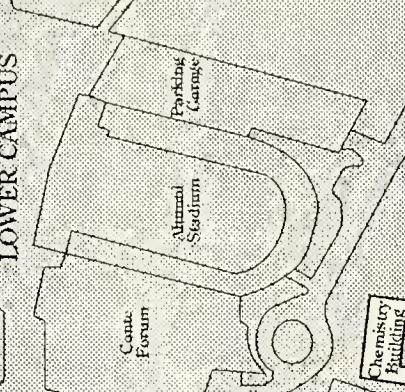


St. Ignatius

MORE DRIVE



LOWER CAMPUS



MIDDLE CAMPUS

UPPER CAMPUS

BEACON ST.

COLLEGE ROAD

35

QUINCY ROAD

35

OLD COLONY RD.

35

PERSCILLARD

35

TUDOR RD.

35

35

35

35

35

35

35

35

35

35

35

35

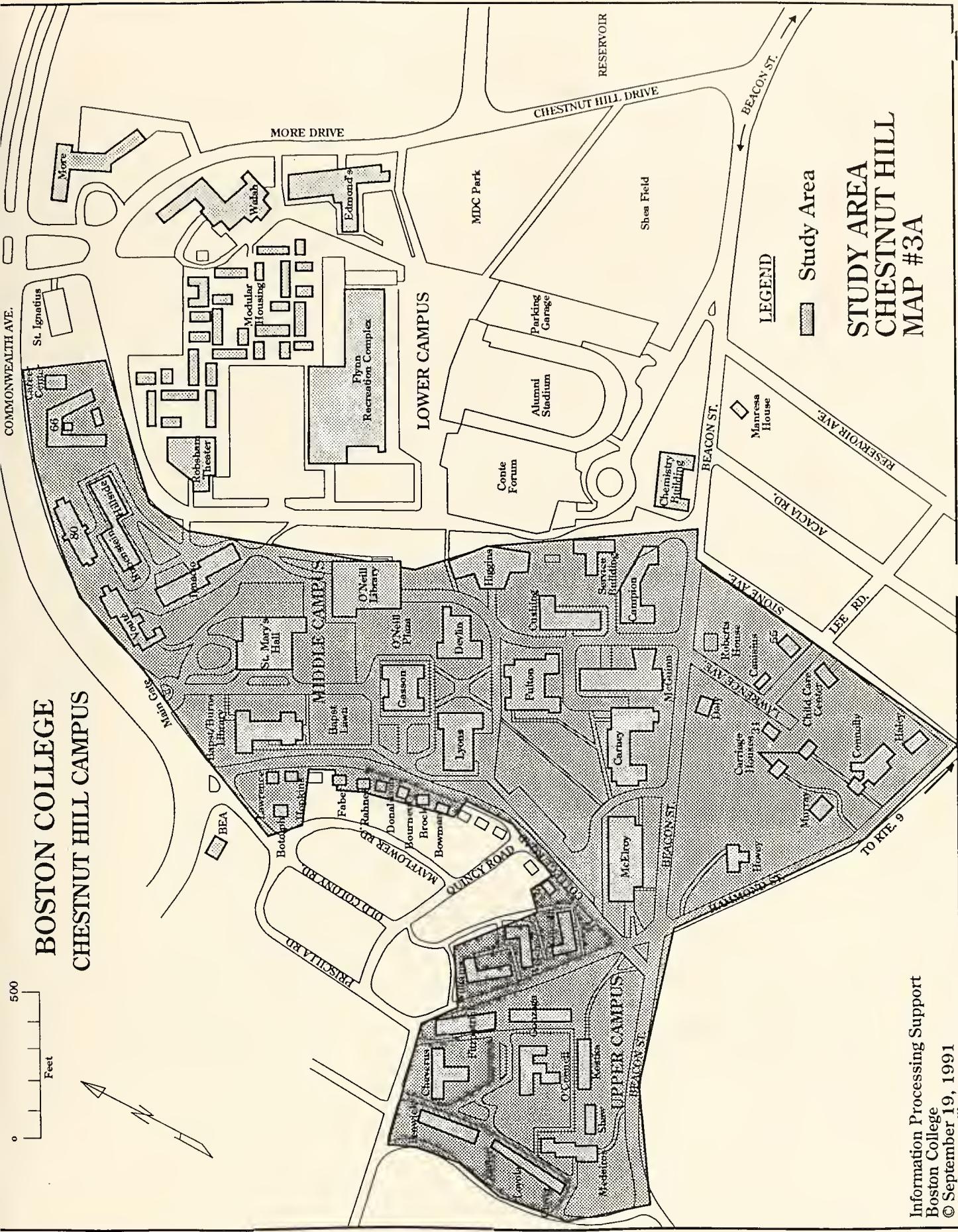
Main Gate

BEA



# BOSTON COLLEGE CHESTNUT HILL CAMPUS

500  
0  
Feet



## STUDY AREA CHESTNUT HILL MAP #3A

Study Area

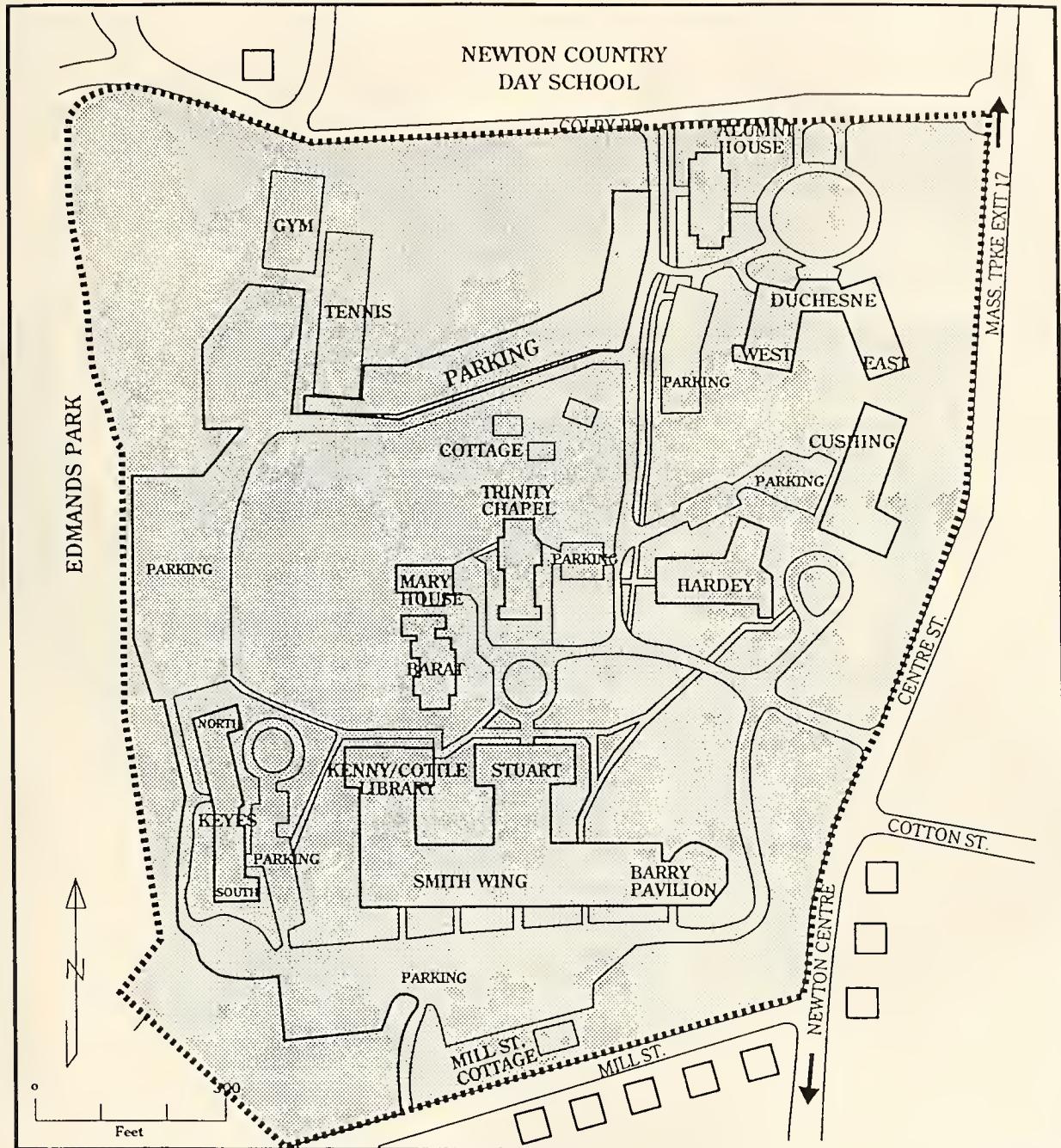
### LEGEND

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# BOSTON COLLEGE NEWTON CAMPUS



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Boston College  
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STUDY AREA NEWTON  
MAP #3B

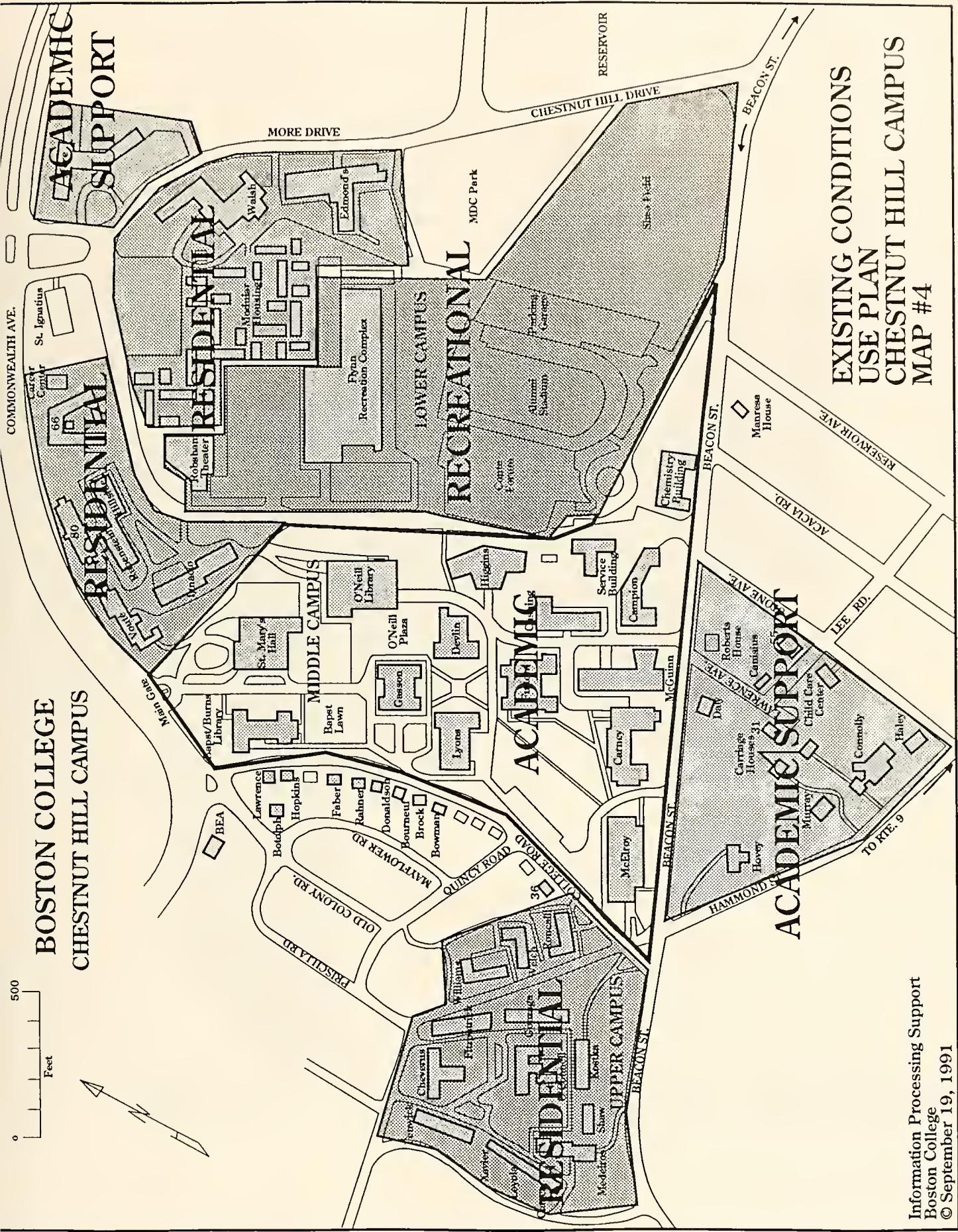


# BOSTON COLLEGE CHESTNUT HILL CAMPUS

COMMONWEALTH AVE.

500  
Feet

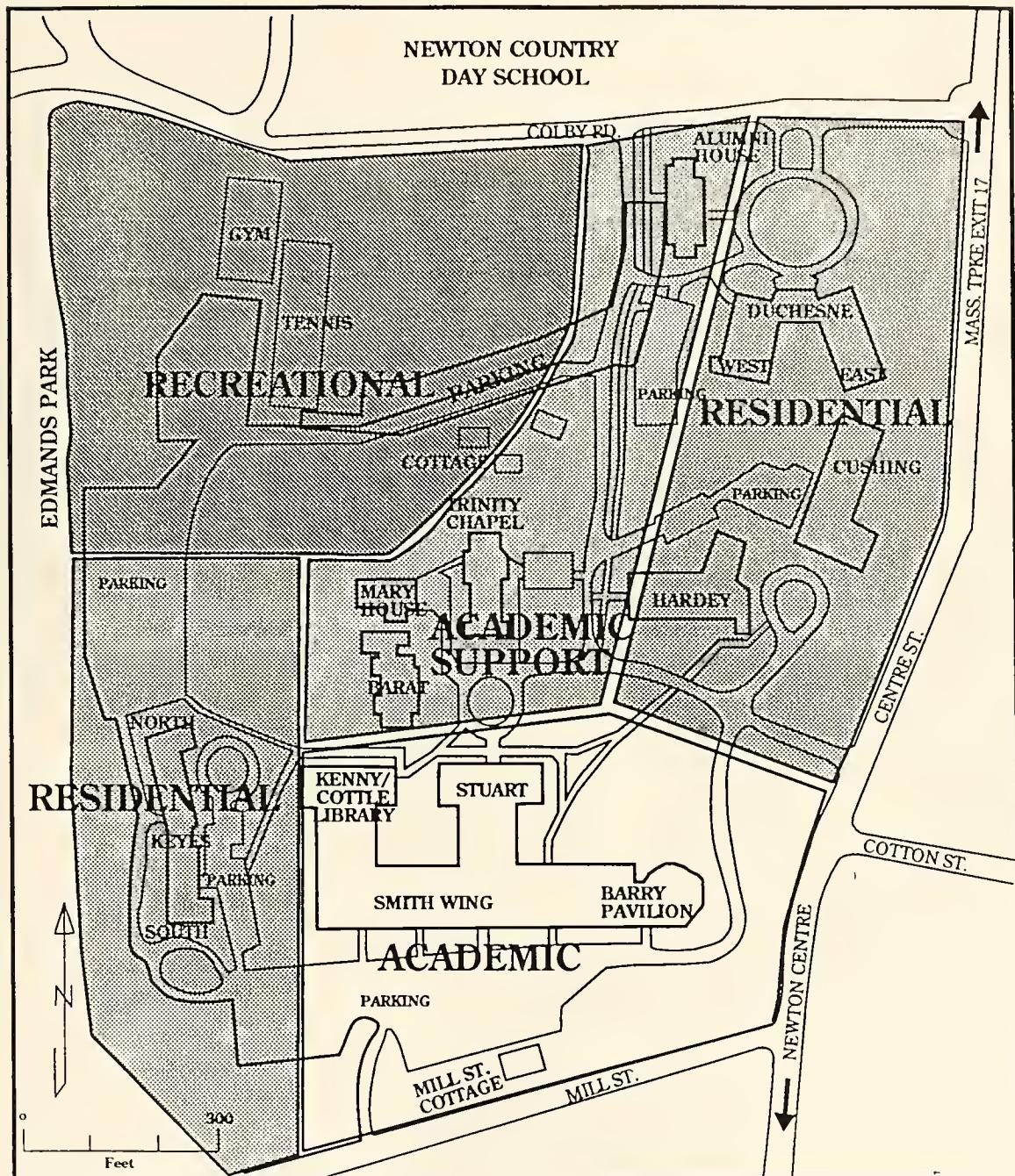
RESIDENTIAL  
ACADEMIC  
SUPPORT



EXISTING CONDITIONS  
USE PLAN  
CHESTNUT HILL CAMPUS  
MAP #4



## BOSTON COLLEGE NEWTON CAMPUS



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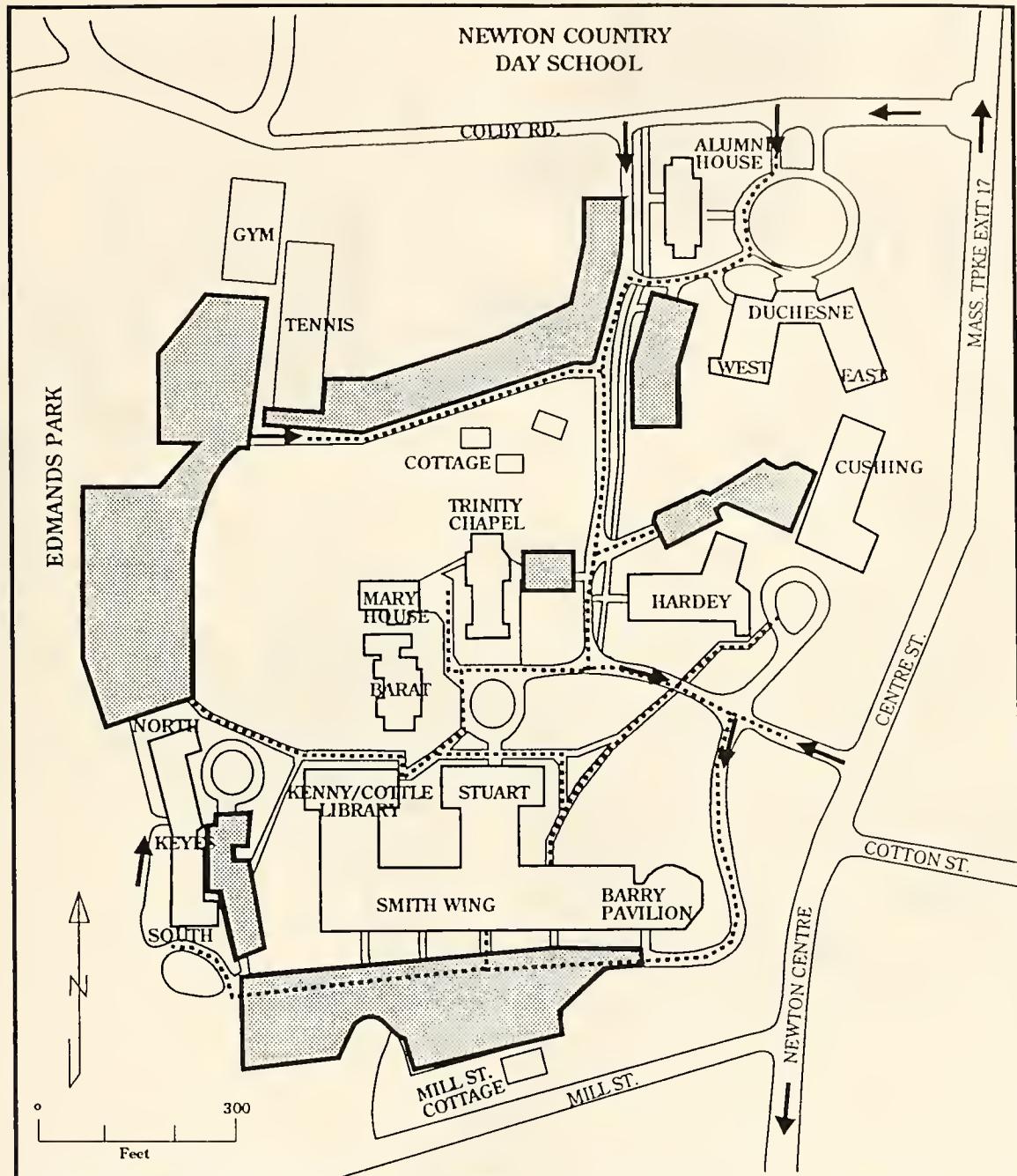
EXISTING CONDITIONS  
MAP #5







# BOSTON COLLEGE NEWTON CAMPUS



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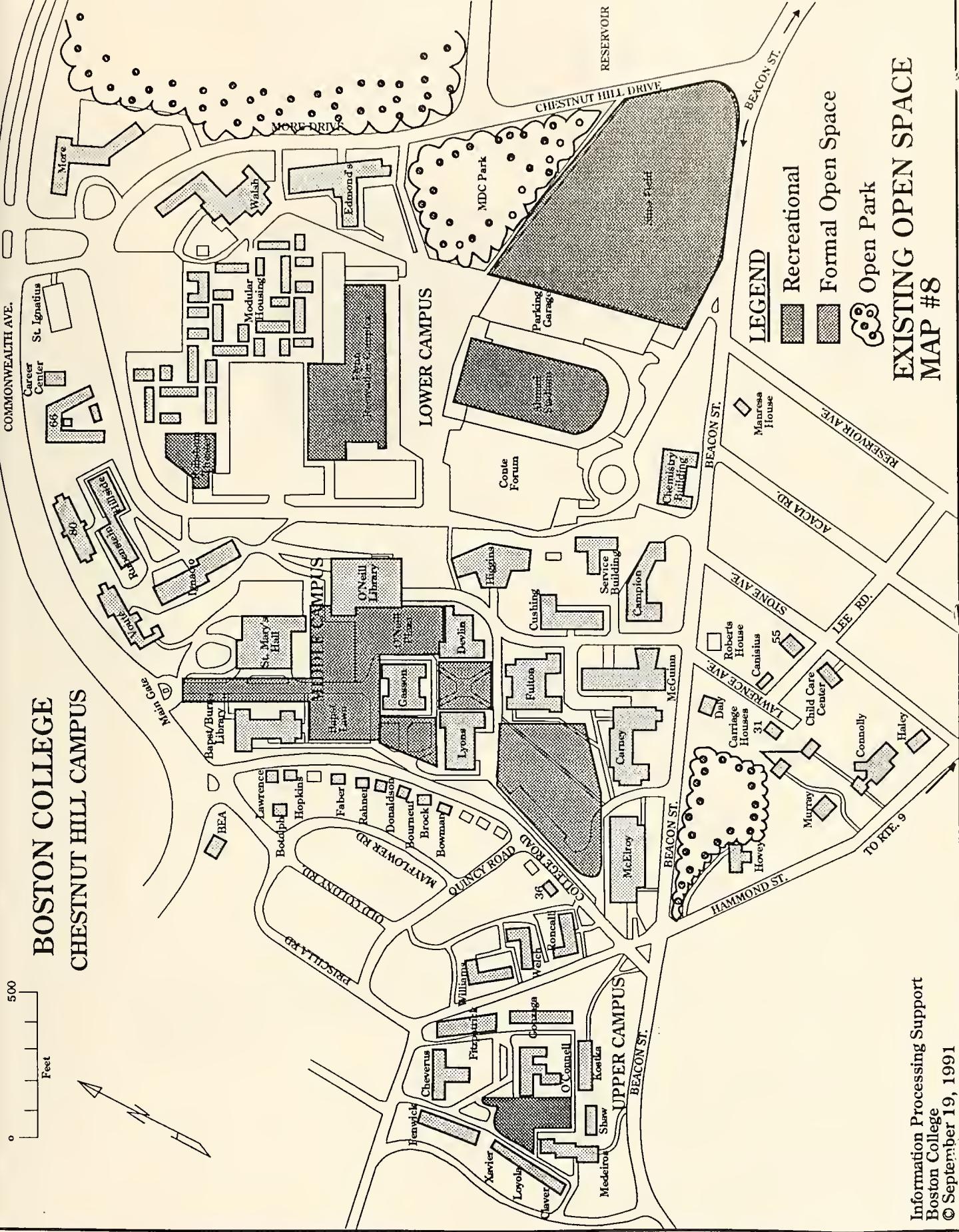
## LEGEND

- Parking
- ← Auto Circulation
- ..... Pedestrian Routes

**EXISTING PEDESTRIAN AND  
AUTOMOBILE CIRCULATION  
MAP #7**



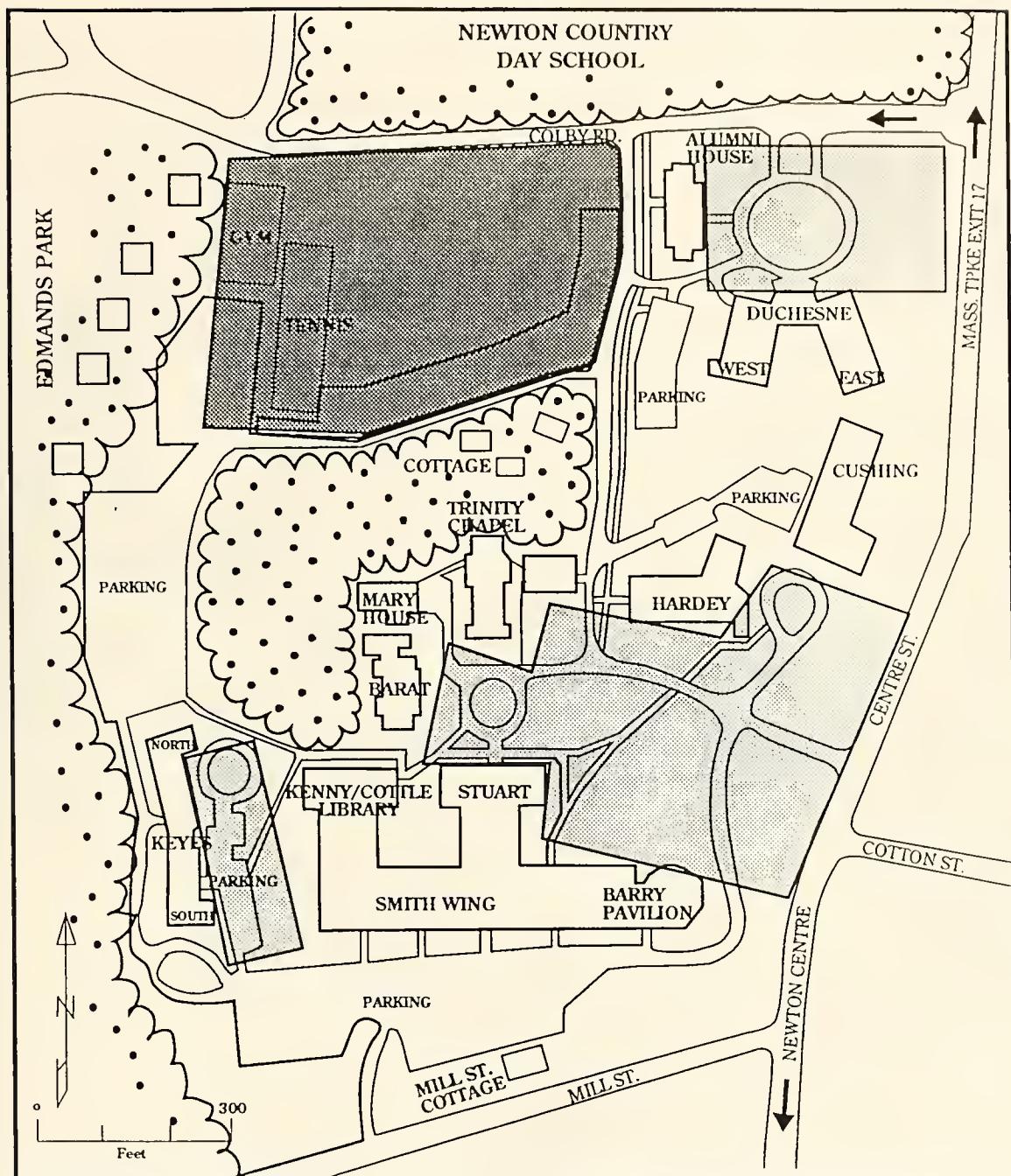
# BOSTON COLLEGE CHESTNUT HILL CAMPUS





# BOSTON COLLEGE

## NEWTON CAMPUS



Information Processing Support  
Boston College  
© February 1, 1991

### LEGEND

- Recreational
- Formal Open Space
- Open Park

EXISTING OPEN SPACE  
MAP #9



# BOSTON COLLEGE CHESTNUT HILL CAMPUS

COMMONWEALTH AVE.

500  
Feet

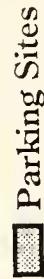
MORE DRIVE

CHESTNUT HILL DRIVE

RESERVOIR

BEACON ST.

## LEGEND



# PARKING STRUCTURE SITE STUDIES MAP #10



BOSTON COLLEGE  
CHESTNUT HILL CAMPUS

COMMONWEALTH AVE.

## **MORE DRIVE**

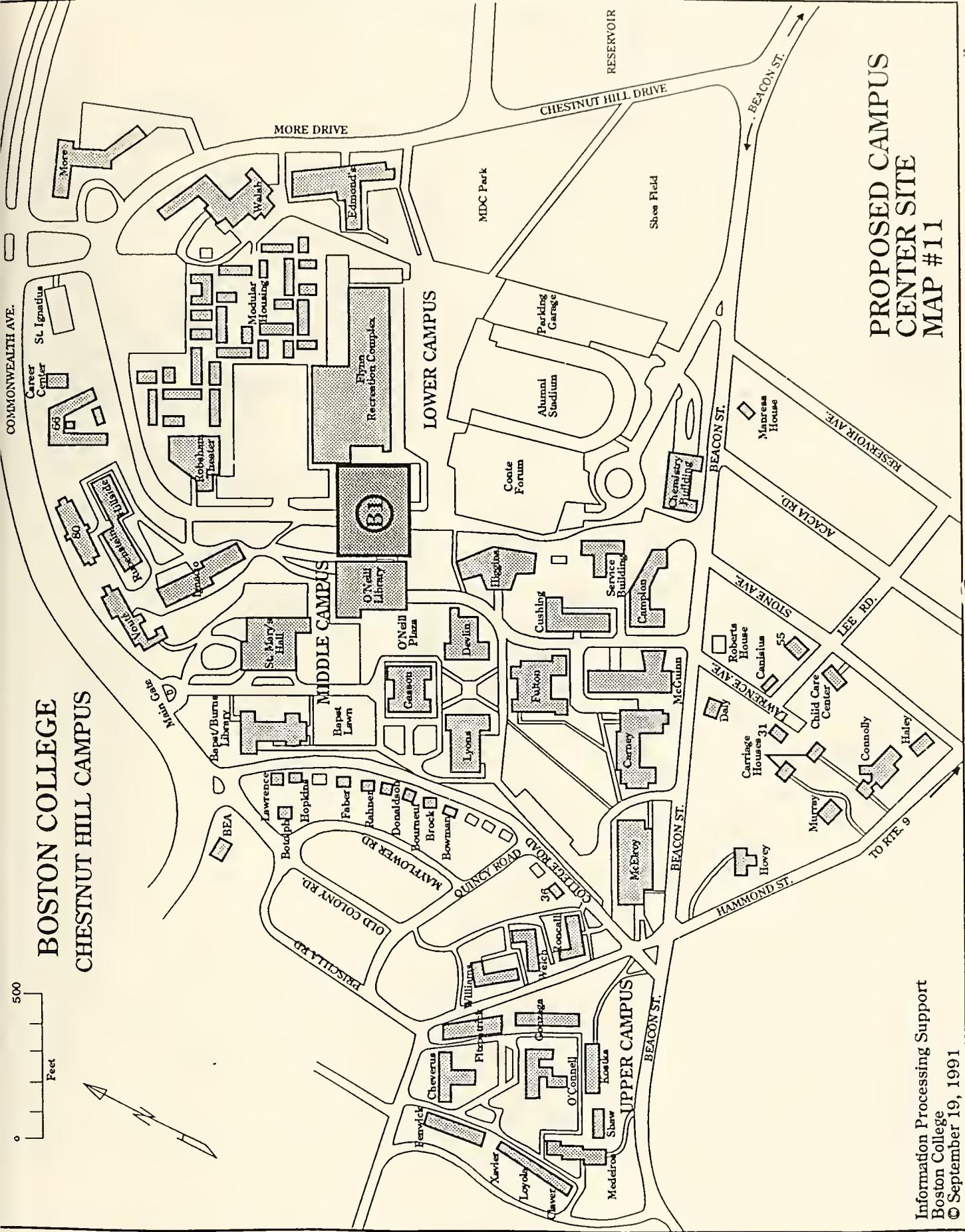
CHESTNUT HILL DRIVE

• BEACON ST.

**PROPOSED CAMPUS  
CENTER SITE  
MAP #11**

Information Processing Support  
Boston College  
© September 19, 1991

500  
Feet

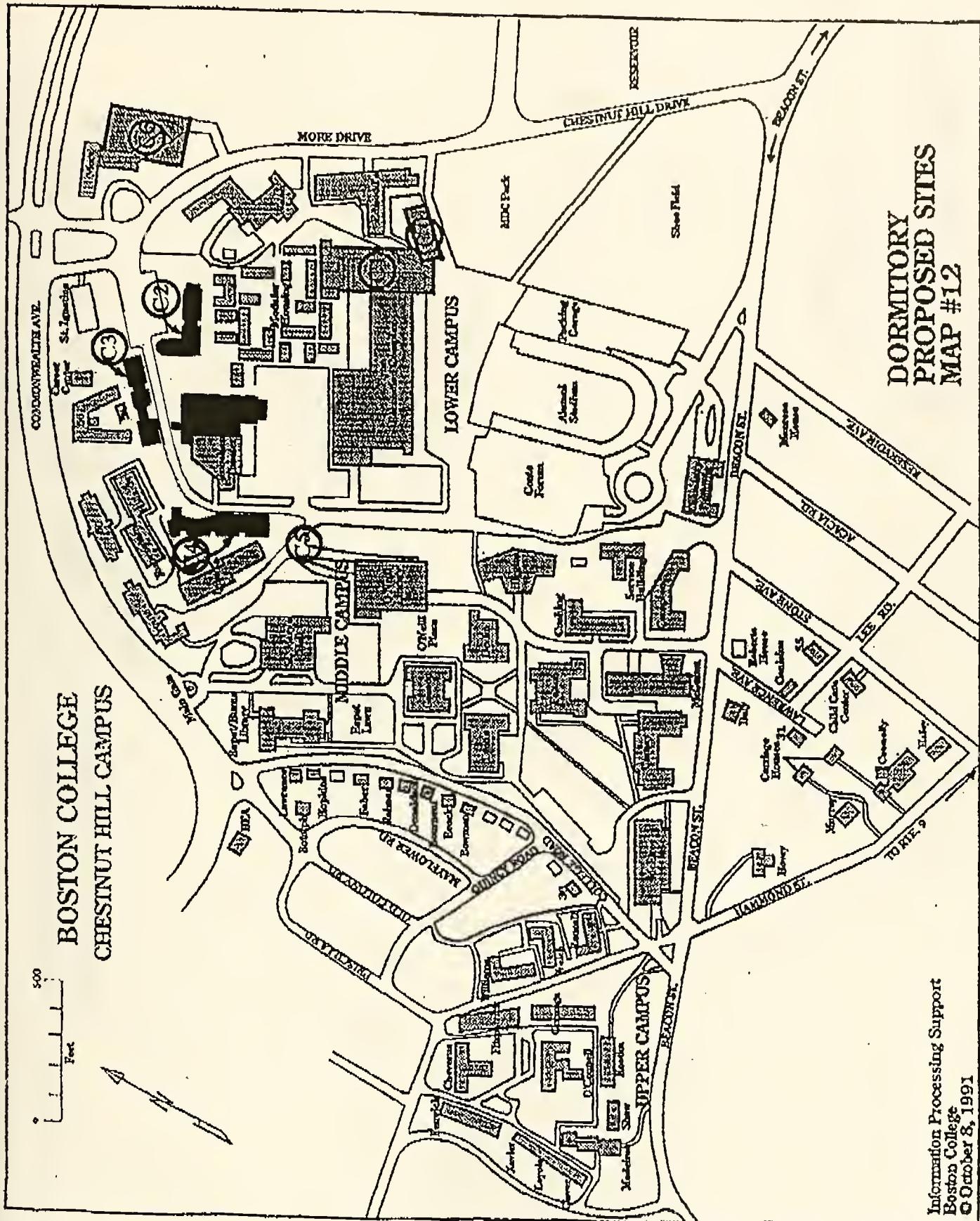


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DORMITORY  
PROPOSED SITES  
MAP #12





# BOSTON COLLEGE CHESTNUT HILL CAMPUS

COMMONWEALTH AVE.

Career Center

St. Ignatius

66

More

Modular

Building

Walah

Residence

Heater

Modular

Building

MORE DRIVE

CHESTNUT HILL DRIVE

RESERVOIR

BEACON ST.

LEGEND

■ Available Sites

DEVELOPMENT  
SITES AND OPPORTUNITIES  
CHESTNUT HILL CAMPUS  
MAP #13

LOWER CAMPUS

MIDDLE CAMPUS

UPPER CAMPUS

Main Gate

BEA

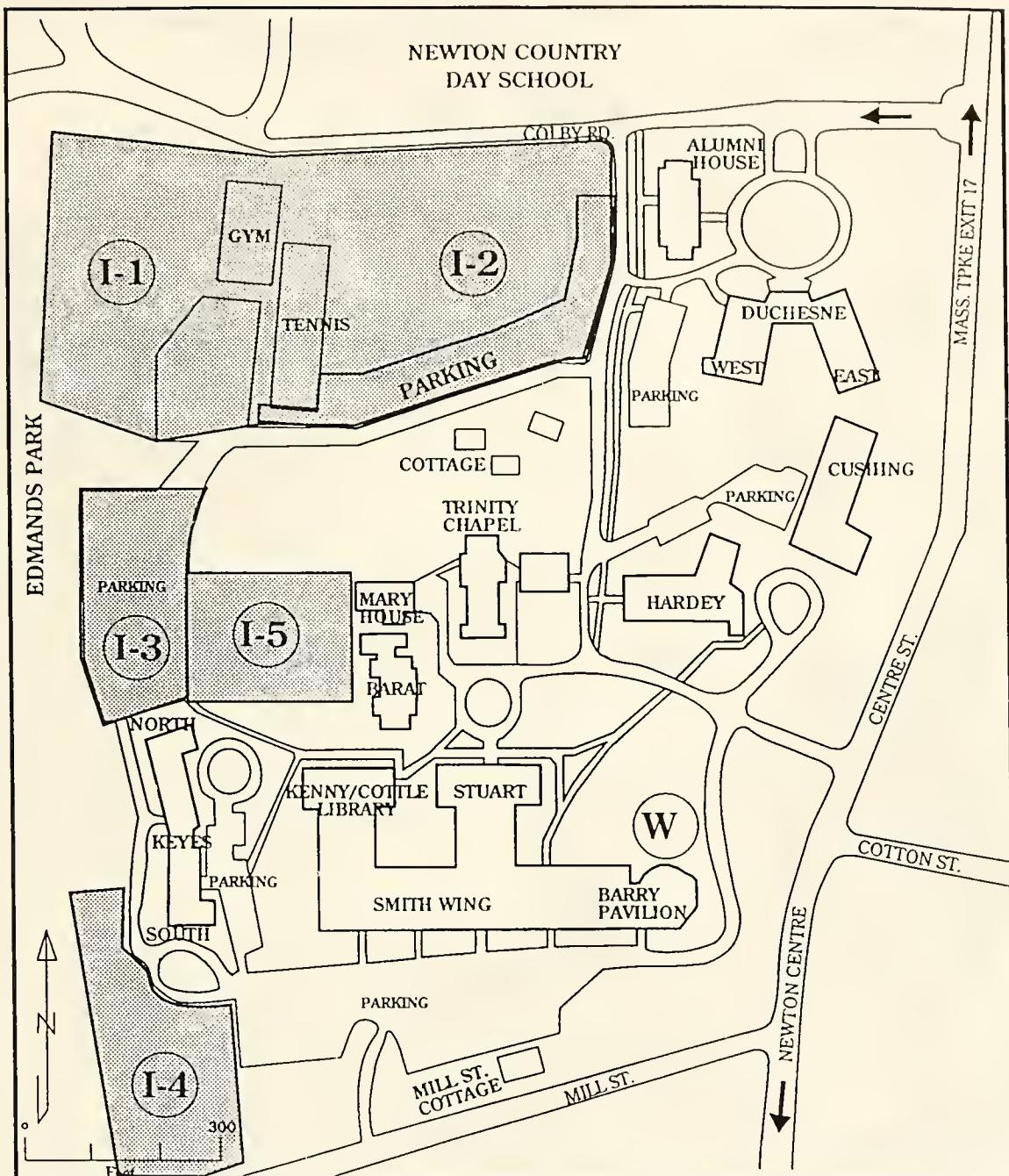
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# BOSTON COLLEGE

## NEWTON CAMPUS



Information Processing Support  
Boston College  
© April 5, 1991

### LEGEND

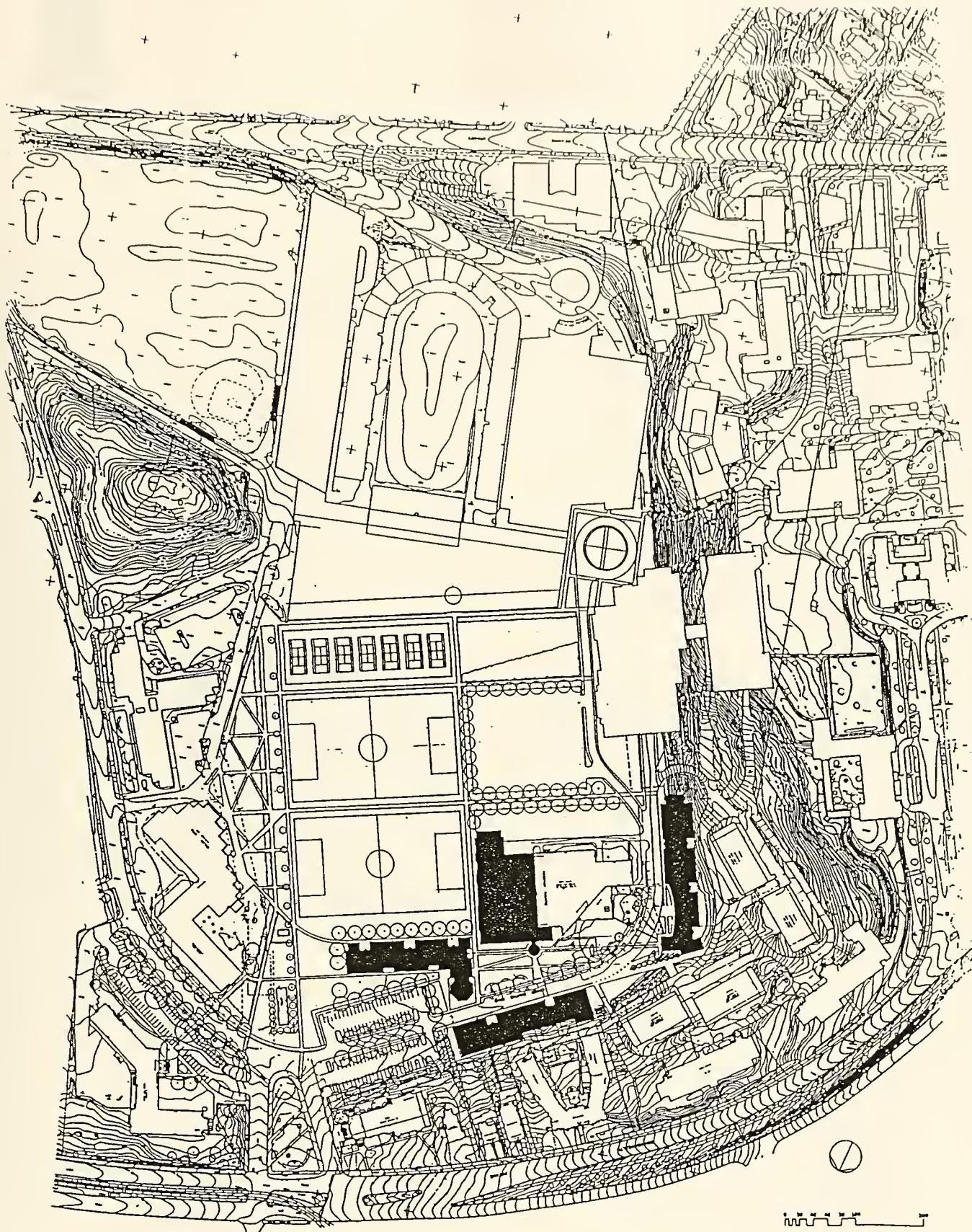
 Developmental Opportunities

**DEVELOPMENT SITE  
AND OPPORTUNITIES  
NEWTON CAMPUS  
MAP #14**

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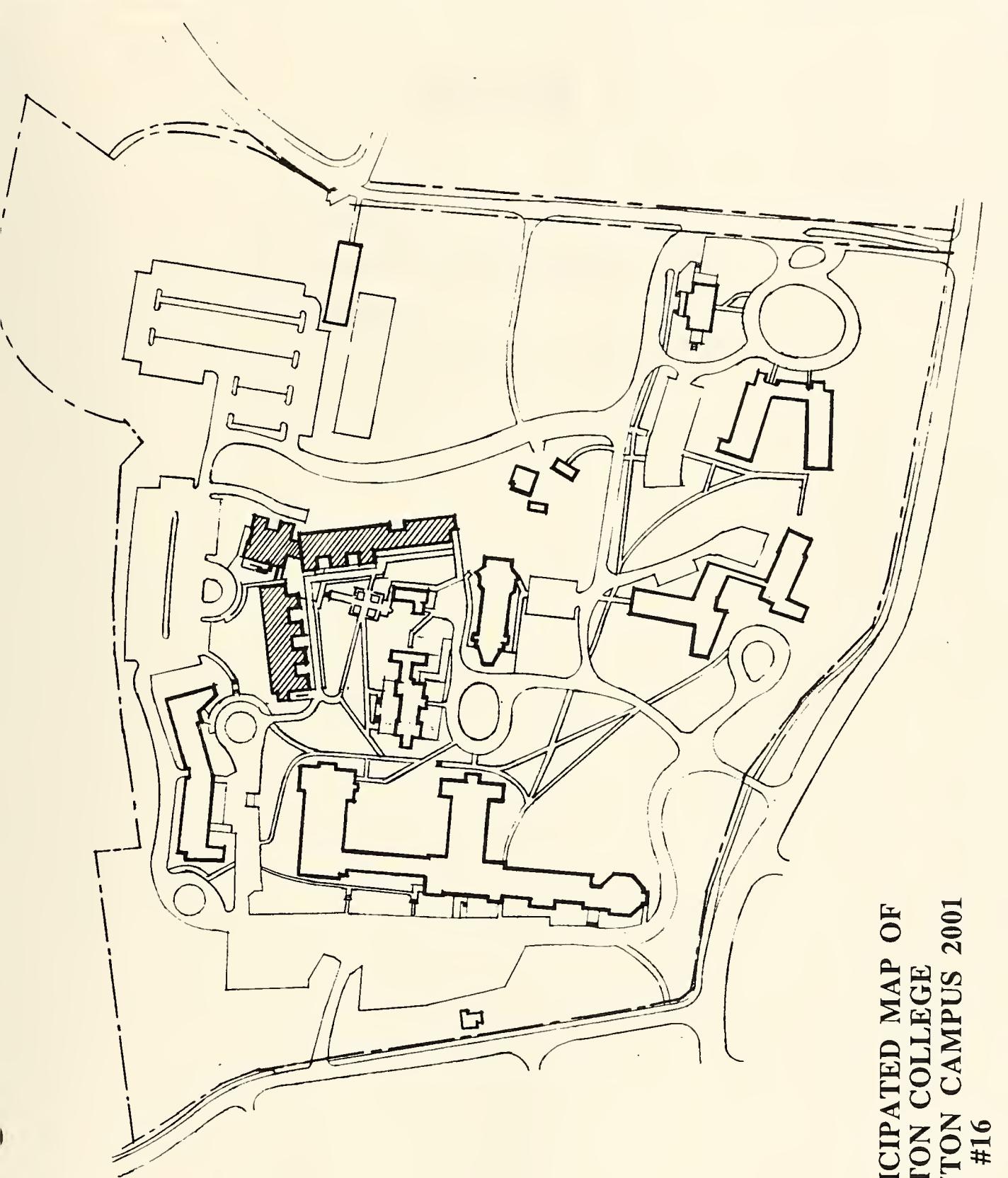
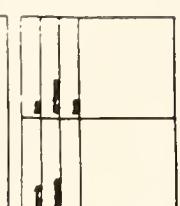
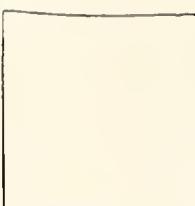
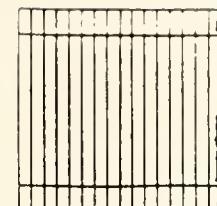
PLANNING FOR TEN YEAR DEVELOPMENT AT BOSTON COLLEGE

**ANTICIPATED MAP OF  
BOSTON COLLEGE  
CHESTNUT HILL 2001  
MAP #15**



PERRY DEAN ROGERS & PARTNERS  
ARCHITECTS  
177 MILK STREET, BOSTON, MASSACHUSETTS 02108





ANTICIPATED MAP OF  
BOSTON COLLEGE  
NEWTON CAMPUS 2001  
MAP #16



## **APPENDIX**

- A. List of Members
- B. The Goals For The Nineties Report.
- C. 1990 TAMS Report
- D. Procedures During High Capacity Events
- E. Campus Inventory



## APPENDIX A

### **Allston-Brighton/Boston College Community Relations Committee**



## APPENDIX A

### **ALLSTON-BRIGHTON BOSTON COLLEGE COMMUNITY RELATIONS COMMITTEE**

#### **List of Members**

Stephen J. Costello, Chairman  
120 Lake Street  
Brighton, MA 02135

Don Chalmers  
Allston Board of Trade  
121 Brighton Avenue  
Brighton, MA 02135

Terry Cohen  
Corey Hill II Neighborhood Assoc.  
8 Egremont Road  
Brookline, MA 02146

Lucy Tempesta  
Washington Hghts. Citizens Assoc.  
51 Shannon Street  
Brighton, MA 02135

Peter Barry  
Brighton Board of Trade  
8 Melton Street  
Brighton, MA 02135

Helen Pillsbury  
Circle Reservoir Comm. Assoc.  
1875 Commonwealth Avenue  
Brighton, MA 02135

Alan Morgenroth  
156 Lake Street  
Brighton, MA 02136

John Carmella, Co-Chairman  
10 Portsmouth Street  
Brighton, MA 02135

Marion Alford  
LUCK Neighborhood Assoc.  
40 Lake Street  
Brighton, MA 02135

Ray Mellone  
PZAC  
53 Coolidge Road  
Allston, MA 02134

Gerry Kavanaugh  
Boston Redevelopment Authority  
1 City Hall Square  
Boston, MA 02210

Bob Dunn  
ACA  
30 Aldie Street  
Allston, MA 02134

Tom Miller  
21 Parkvale Ave., Apt. #10  
Allston, MA 02134



**APPENDIX B**

**The Goals For The Nineties Report**



## APPENDIX B

### THE GOALS FOR THE NINETIES REPORT

The Goals for the Nineties University Planning Council was convened by the President of Boston College in Fall, 1984 and was directed "to articulate as clearly and realistically as possible the qualitative academic goals to which the University should aspire by the year 1990". The Council was also expected to develop, to the extent possible, an analysis of the human and physical resources needed to achieve these goals.

### **THE STATEMENT OF UNIVERSITY IDEALS**

As the Goals for the Nineties Council began its work, it seemed clear that Boston College stood at a critical juncture in its history. In the past decade, it had enjoyed financial stability, improved physical resources and an enhanced academic reputation that had attracted a strong faculty and enthusiastic students. The time seemed appropriate to set higher goals and to fashion a new vision that would insure that Boston College reached its full potential as a university and as a distinctively Catholic and Jesuit institution.

The Council resolved in the beginning that its vision should be ambitious, rather than cautious. In a wide ranging discussion of ideals for the 1990s, three themes emerged: Boston College as distinctive and excellent; as Catholic and Jesuit; and as an enriching intellectual and personal environment.

**DISTINCTIVE ACADEMIC EXCELLENCE** Founded as a small, Jesuit liberal arts college for men in 1863, Boston College's character and mission were formed by the centuries-old tradition of Jesuit spirituality and education. Almost a century and a quarter later, Boston College has become a complex, coeducational university, encompassing a rich mixture of humanities, social science and natural science disciplines in combination with strong professional schools in education, law, management, nursing and social work.

In analyzing where distinctive excellence would lie for the University, the Council concluded that it would be found in the quality of its educational programs, in its personal service to students,



and in a reaffirmation of its traditional value and strengths. As heir to the Jesuit tradition, Boston College places liberal education at the center of its concerns; its commitment to a core curriculum is its most enduring effort to implement its philosophy of liberal learning. The Council re-asserted this commitment and called for a sharpening of the rationale for the core, an examination of the quality of core courses and the most effective use of the best teachers in the core.

The Council was aware that, while the University's commitment to under-graduate education had been firmly established during its 120-year history, the role of graduate education was only now moving towards full maturation and integration. While deferring detailed discussion to the special committee studying graduate education, the Council did propose that excellence in graduate education will not be achieved by attempting to do everything, but by concentrating resources in programs where a sound plan for achieving excellence exists.

A university of distinction must have a distinguished faculty. The primary expectation of the Boston College faculty is that they will be faithful to the Jesuit tradition of excellent teaching. This implies going beyond the desire to stimulate intellectual growth to a concern for the personal development of students. It also assumes that faculty will have a broad perspective on liberal education and be able to transcend their disciplines and specializations to deal with more general intellectual and moral concerns. The University has an obligation to evaluate instruction to insure that teaching is superior, that courses are challenging and that excellent teaching is recognized and rewarded.

The research productivity of Boston College faculty has grown steadily in recent decades and an increasing number have achieved distinction in their fields. These accomplishments have attracted other research-oriented faculty and have strengthened research in graduate programs. Simultaneously, the University has enlarged its support of faculty research. Steady, serious, and widely recognized research that advances knowledge should be supported, both for the vitality it adds to teaching and the strength it adds to the University's scholarly reputation.

Worthy of special safeguarding is the well-established spirit of faculty collegiality within departments and among faculty in general. This constructive atmosphere and the University's



balance of traditional disciplines and professional expertise should be exploited by promoting greater collaboration among faculty in different schools.

The increasing attractiveness of Boston College provides an opportunity to enroll a higher proportion of exceptionally talented students. The University should seek to become the first choice for the majority of academically talented students seeking an education in a Catholic environment. A student body enriched by a high proportion of excellent students will challenge Boston College to assure itself that its programs and courses meet high and rigorous standards of quality.

The strength of the faculty, the quality of students and the rigor of programs are inextricably linked. A strong faculty draws students who expect challenging courses. Each of these trends--superior faculty, talented students, rigorous programs--have been firmly established in recent years; in concert, they have created a spiraling effect towards a higher level of academic excellence. The Council feels strongly that the University can build on this dynamism to become a significantly stronger academic institution in the 1990s.

**CATHOLIC AND JESUIT IDENTITY** Perhaps the most significant challenge for Boston College in the 1990s will be a redefinition and renewed commitment to its religious mission. Boston College has always been characterized by a set of Christian values that enrich and strengthen the university community. A sense of Christian hope, a recognition of the dignity of the individual and a supportive personal environment are visible and vital elements of the campus environment that make it a special place in which to learn, to teach and to grow.

As a university founded and sponsored by the Society of Jesus, Boston College is heir to a vision of humanism that respects the integrity and worth of every academic discipline and the autonomy and cultural value of every human art. It is a humanism that values religious faith and faith's interactive relevance to civilization and that seeks not simply knowledge, but a form of understanding that leads to personal change and commitment.



The Council views the Jesuit and Catholic character of Boston College as one of the distinctive characteristics of the education it offers. To retain contact with its inspiration foundation, the University must be vigorous in its recruitment of Jesuits. Similarly, in the recruitment of faculty in general, while continuing to focus on teaching and research potential and on the rich diversity of ideas and opinions that create a vibrant university environment, it should also prize qualities that will support the distinctive Catholic and Jesuit character of Boston College.

As in past eras, the curriculum should be the primary, visible statement of the distinctive mission of the University. While there is no desire to return to a single methodology or a rigidly systematic view of human existence in core offerings in theology or philosophy, these disciplines have a special role in assisting students in exploring the meaning of human existence. Research and teaching in philosophy and theology should be vigorous and effective, and these disciplines should be noted for their contribution to other disciplines and to professional education. Concern for values should extend beyond theology and philosophy faculties to create an intellectual environment in which perennial as well as contemporary religious and moral issues can be raised naturally and explored seriously.

There should be ample opportunities for worship and for the personal religious development of students, faculty and staff. In such a setting, Boston College should emerge as a preeminent center of Catholic intellectual activity, where the Catholic tradition is rigorously studied and where contemporary issues facing the Catholic Church find scholarly exploration.

## **ENRICHING INTELLECTUAL AND PERSONAL ENVIRONMENT**

Throughout its discussions, the Council became increasingly aware of the powerful impact the campus environment has on the education of Boston College students. The structure and mores of this environment can mold the personal values of students as much as formal classroom activities: as a consequence, care must be taken to insure that life outside the classroom promotes the distinctive goals of the University.



Students have a powerful influence on one another, both academically and personally. Acknowledging the significance of peer learning, the University should aim at greater diversity within its student body, for example, higher proportions of international, Hispanic, Black and Asian students. While it seeks to enroll a more talented and diverse student body, Boston College should continue to attract students with special leadership ability, with a strong interest in service, or with other qualities that can enrich the student community. The composition of the faculty should also reflect this diversity, not only to broaden the faculty, but also to provide the environment necessary to draw and serve a diverse student population.

Without diminishing the spirit of community and congeniality that makes Boston College attractive to so many students, the University should place increasing emphasis on the intellectual and aesthetic dimensions of campus life. Similarly, the campus environment should support the University's goal of inspiring graduates to use their talents in the service of others by being a place where students, faculty and staff can, with the support of the University, lead genuinely self-giving and fulfilling lives of service.



APPENDIX C

1990 TAMS REPORT  
1989 VANASSE HANGEN BRUSTLIN, INC. STUDY



9110 5562

Traffic Impact Study

BOSTON COLLEGE  
MASTER PLAN UPDATE

Prepared for

Boston College  
Office of Community Affairs

by

TAMS Consultants, Inc.  
New England Regional Office  
Boston, Massachusetts

July, 1990



BOSTON COLLEGE  
MASTER PLAN UPDATE

TRAFFIC IMPACT REPORT

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## CHAPTER I

### INTRODUCTION

In October 1989, Boston College prepared a draft Master Plan for their campuses located in Chestnut Hill and Newton. This master plan incorporated a series of improvements within the existing campus boundaries, while holding the enrollment steady. As shown in Figure I, the Chestnut Hill Campus is primarily composed of the Upper Campus which is mainly student residences, the Middle Campus which accommodates most of the academic facilities and the adjacent Lower Campus, located in Brighton and devoted to recreational facilities, dormitories and module housing. By 1995, a series of improvements are proposed for the Lower Campus, including a new Campus Center, a parking garage, and student dormitory.

The Campus Center will supplement the existing center and will house the Book Store Annex, Mail Room, Student Government Offices, and other student facilities. The proposed dormitory will have 600 new beds, although it will displace 60 existing beds. Students who currently travel to campus, either by MBTA or automobile, will be housed in this dormitory, thus reducing the number of commuter students. The new parking garage for use by faculty, staff, and campus service vehicles, will have capacity for approximately 400 - 500 vehicles. The new structure, however, will replace 100 existing surface parking spaces. The impacts expected from this proposed Lower Campus development are presented in this report.



PROPOSED CAMPUS-CENTER AND PARKING GARAGE SITE (2 SITES)

## PROPOSED DORMITORY SITE

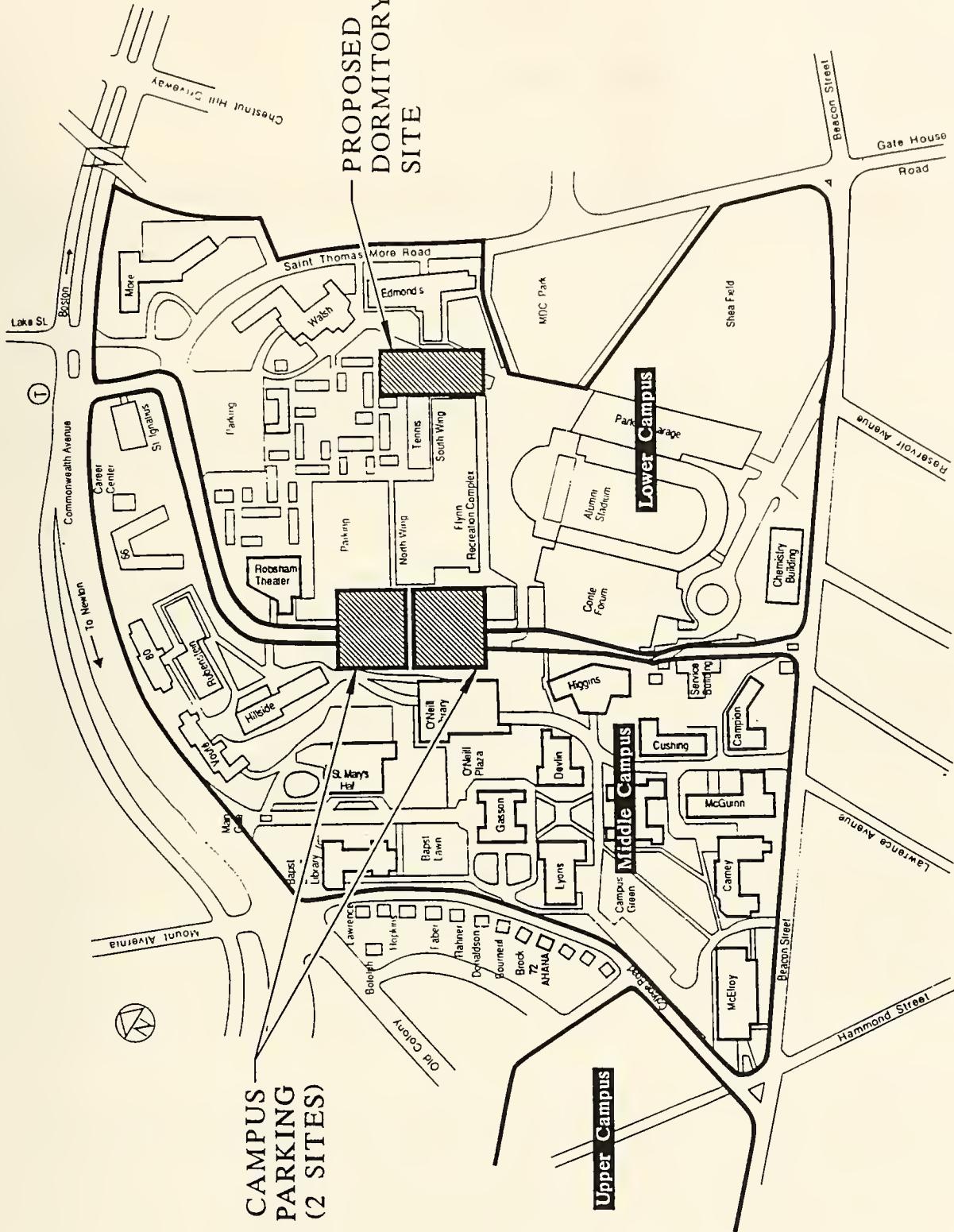


Figure 1  
Study Area



## CHAPTER 2

### EXISTING CONDITIONS

This section describes the current traffic conditions in the study area, including roadway geometry, traffic control measures and traffic volumes at the key study intersections.

#### Study Area

The boundaries of the study area encompass the Chestnut Hill and Brighton Campuses, and key intersections include all of the major access points to the campus. The study intersections are identified by a code number in parentheses.

##### ♦ Commonwealth Avenue

Commonwealth Avenue, a major arterial connecting downtown Boston to Brighton and Newton, borders the Boston College campus on the north and typically has two travel lanes and a parking lane in each direction. The Boston College Branch of the MBTA's Green Line service, which terminates at the Lake Street station, operates within the median of Commonwealth Avenue. Trains leave Lake Street Station approximately every five minutes during the peak periods, and 8-10 minutes off-peak. Service runs from 5:00 AM to 12:30 AM and travel time to downtown is between 30 - 40 minutes.

At the unsignalized intersection of Commonwealth Avenue/Chestnut Hill Drive (#1), Commonwealth Avenue has two travel lanes and a parking lane in each direction. The northbound Chestnut Hill Drive approach is controlled by a stop sign and left turns are prohibited. The southbound approach at this intersection is an access driveway for Reservoir Towers, a residential building. The driveway serves as a drop-off/pick-up location and is utilized by few vehicles during peak periods. Sight distance is good for turning vehicles.

Operation of the two signalized intersections at Commonwealth Avenue/Lake Street (#6) and Commonwealth Avenue/Father Herlihy Terrace (#7) is complicated by Green Line trolley vehicles crossing Commonwealth Avenue to/from the Lake Street terminal. For motorists, numerous distractions exist at these adjacent intersections, including the Green Line trolley operation, pedestrian activity generated by the storefronts on Commonwealth Avenue, and high turnover parking on Commonwealth Avenue.



At Commonwealth Avenue/Lake Street (#6), the eastbound Commonwealth Avenue approach, although unmarked, is used primarily as a left turn lane and two through travel lanes. The westbound approach has an exclusive left turn lane, two through travel lanes, and a parking lane, that is often used as a short right turn lane. The northbound St. Thomas More Drive approach is used as two travel lanes. A four phase signal is used, with Commonwealth Avenue, eastbound and westbound and St. Thomas More Drive each having its own exclusive green phase. The fourth phase is for the Green Line trolley crossing and the concurrent eastbound Commonwealth Avenue phase. Parking access to the storefronts on Commonwealth Avenue is made from Lake Street, which is one way northbound. The proximity of this access to the intersection sometimes interferes with vehicular operation.

The traffic signal at Commonwealth Avenue/Father Herlihy Terrace (#7) is continuously green for Commonwealth Avenue traffic, unless activated by the pedestrian buttons. Most pedestrians, however, do not use these buttons and choose to cross traffic on their own. The limited pedestrian actuation, the sole use of the southbound approach by MBTA vehicles and the one-way southbound operation of Father Herlihy Terrace combine to limit the number of turning conflicts at this intersection. No lanes are marked on Commonwealth Avenue but each approach is used as two travel lanes. On the westbound Commonwealth Avenues approach, metered parking and a cab stand exist and short term parking violations are routine for this area due to the retail shops and small market on the northern side of Commonwealth Avenue.

At the unsignalized intersection of Commonwealth Avenue/Old Colony Road/Mt. Alvernia (#5), College Road is one-way northbound. Sufficient width exists on the northbound College Road approach and southbound Mt. Alvernia approach for turns to be made from separate lanes. Northbound and southbound left turns are hindered by the heavy volume of through traffic on Commonwealth Avenue, but sight distance is good. A frontage road parallels Commonwealth Avenue to the north providing access to private residences.

#### ♦ Beacon Street

Beacon Street is another major arterial which provides access from Boston, through Brookline to the Boston College Campus. At the unsignalized intersection of Beacon Street/St. Thomas More Drive (#2), Beacon Street is marked as one travel lane in each direction. However, sufficient width exists for turns to be made without impeding the through traffic flow. The southbound St. Thomas More Drive approach has a right turn lane and a left/through lane separated by a delta traffic island, with each controlled by a stop sign. Beacon Street traffic in this area is heavy



and often causes delay for the St. Thomas More Drive approaches. Gate House Road provides access to a small residential enclave and is controlled by a stop sign. Sight distance is good from all approaches.

Beacon Street/Reservoir Avenue and Beacon Street/parking garage access (#3) operate as one offset unsignalized intersection. Reservoir Avenue is one-way northbound and provides egress from a residential neighborhood. Beacon Street is sufficiently wide for turning and through movements to be made without conflict, although no travel lanes are marked. The egress lanes from the parking garage are almost directly opposite the Reservoir Avenue approach, forming a four way intersection. The entrance to the parking garage, however, is located 30 feet to the east, sometimes causing conflicts between left turning traffic exiting the garage and eastbound Beacon Street traffic turning left into the parking garage. Separate left and right turn lanes are provided for the egress from the parking garage, and no through moves are permitted since Reservoir Avenue is one way northbound. Sight distance is good for all turns.

The signalized intersection of Beacon Street/Hammond Street/College Road (#4) is controlled by two phase signal operation. Beacon Street has two travel lanes in both the eastbound and westbound direction, and although no travel lanes are marked, vehicles use the approaches as a left turn lane, and a through travel lane. College Road is one way northbound, and Hammond Street is one way southbound, north of the intersection. Southbound turn movements from Hammond Street to College Road are made without conflict to the intersection, since the Hammond Street approach has a wide radius left turn lane. The southbound Hammond Street approach has a free right turn lane provided, separated from other traffic movements by a delta traffic island.

The Hammond Street Bridge, located approximately one mile south of Beacon Street is one of the few local access points to Route 9 in Brookline. The bridge, however, was closed in November 1989 for structural and safety reasons and is currently being redesigned by the Massachusetts Department of Public Works. The bridge will likely be reopened in Spring 1992. Thus, the existing traffic volumes on Hammond Street are low compared to volumes experienced when the bridge is opened.



## Traffic Volumes

Traffic volumes for the study area intersections were collected by TAMS in April 1990. AM and PM peak hour turning movement counts were obtained for the following intersections:

- ◆ #1 - Commonwealth Avenue/Chestnut Hill Drive
- ◆ #2 - Beacon Street/St. Thomas More Drive/Gate House Road
- ◆ #3 - Beacon Street/Reservoir Avenue/Parking Garage
- ◆ #4 - Beacon Street/Hammond Street/College Road
- ◆ #5 - Commonwealth Avenue/Old Colony Road/College Road
- ◆ #6 - Commonwealth Avenue/Lake Street/St. Thomas More Drive
- ◆ #7 - Commonwealth Avenue/Father Herlihy Terrace

The 1990 existing AM and PM peak hour volumes are shown in Figures 2 and 3, respectively.



1990 Existing Traffic Volumes - AM Peak

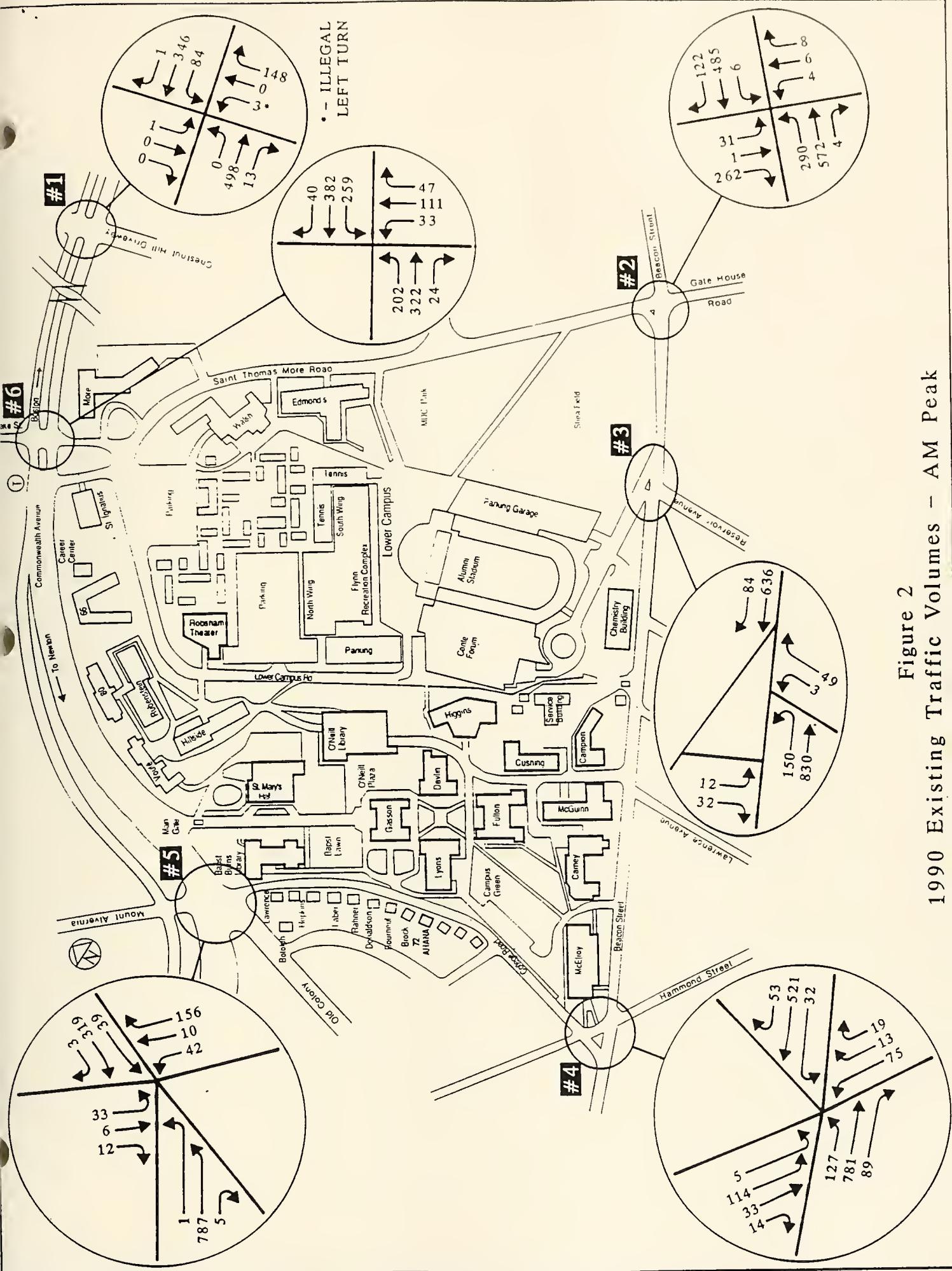


Figure 2



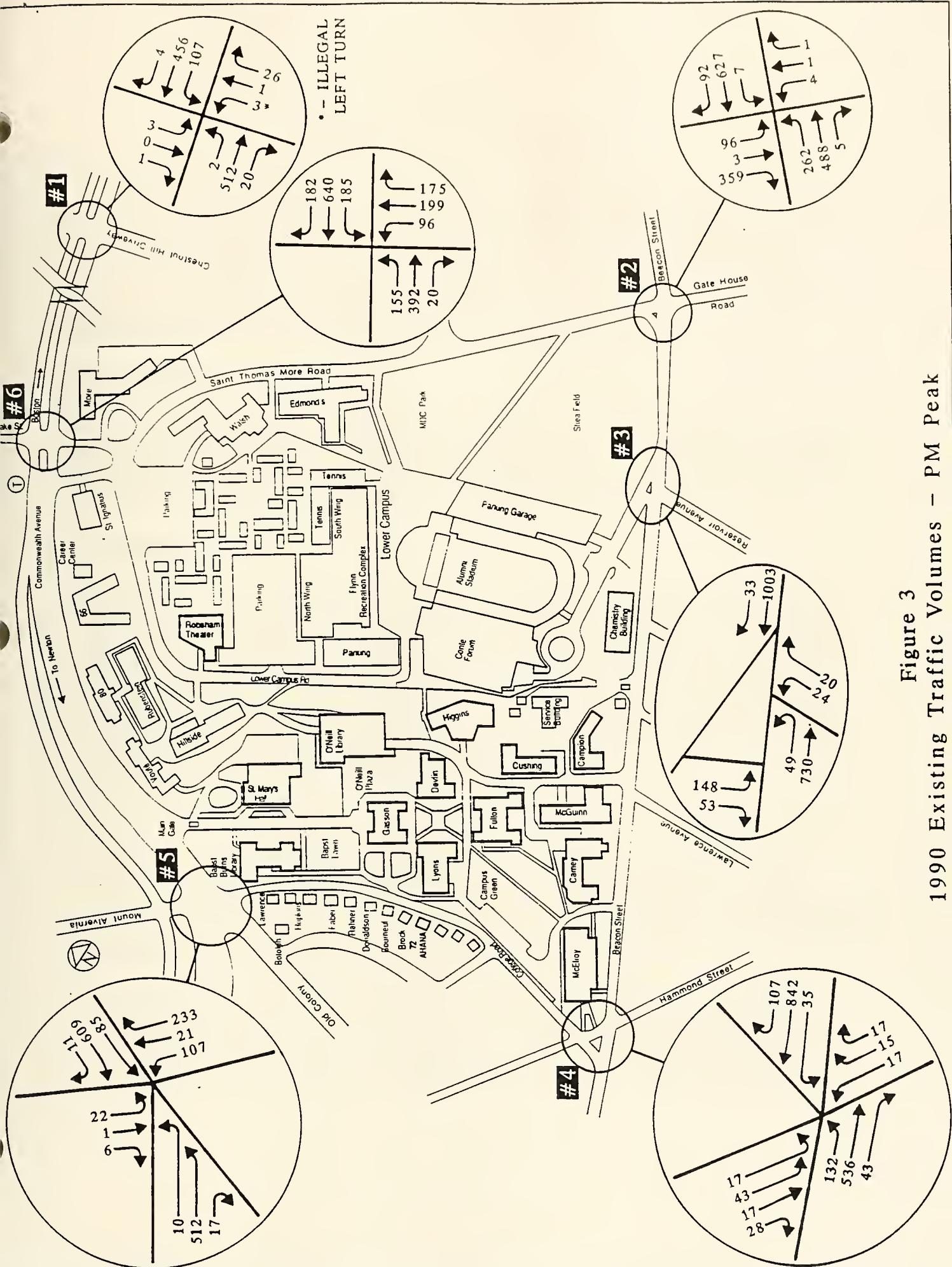


Figure 3  
1990 Existing Traffic Volumes - PM Peak



## CHAPTER 3

### DESIGN YEAR CONDITIONS

By 1995, planned development on the Lower Campus includes a new Campus Center and a 600 bed dormitory, which will be used by students who are currently commuting. The new dormitory will replace 60 existing beds located in modular housing units. Also, a parking garage with capacity for approximately 400 - 500 vehicles will be constructed, replacing 100 existing surface spaces. Daytime use of this garage will be for staff, faculty, visitors and commuting students. Future traffic conditions for this proposed development in the study area are described in this chapter.

#### Future Traffic Conditions

Increases in traffic volumes are normally comprised of two elements; background traffic due to normal areawide socioeconomic conditions, and increases due to major specific development. Roadway conditions that force major changes in circulation patterns can present a third element. Each of these components will be discussed below.

##### ♦ Background Traffic

In 1978 and 1985, traffic impact studies were conducted for Boston College by Sasaki Associates and TAMS Consultants, respectively. In 1985, the data collected revealed that no traffic growth had occurred between 1979 and 1985. The reasons cited were Boston College's enrollment cap set at 14,000 in 1975 and, in part, to some development stabilization in the surrounding neighborhoods. Traffic data collected by TAMS in April 1990 substantiate that no significant traffic growth has taken place in the Boston College area since 1985. Since this pattern is expected to continue, no background traffic growth will be assumed.

##### ♦ Hammond Street Bridge

By 1995, traffic will again have direct access to Hammond Street and Reservoir Avenue from Route 9, due to the Hammond Street Bridge reopening. Data collected in 1985 were used as a basis to project the 1995 volumes attributable to the bridge reopening. These results produced the 1995 No-Build traffic volumes, which will exist regardless of development plans by Boston College.

The 1985 data reveal that in addition to using Hammond Street to the Beacon Street intersection, a significant amount of northbound traffic crossing the Bridge used Reservoir Avenue to access Beacon Street. Currently, traffic volumes on Reservoir Avenue are low but are expected to increase when the bridge reopens.



- ♦ Site Generated Traffic

Site generated trip information was based primarily on input from Boston College and supplemented by data from the previous TAMS study.

The campus center, which will supplement the existing campus center, is not expected to generate any additional vehicle trips to the campus. The predominant use of this facility will be by students and faculty who are already on campus.

The new 600 bed dormitory will provide more on-campus housing for students who would otherwise be forced to live off campus and commute, thus reducing the number of student vehicle trips. Based on information used in the 1985 study to account for mode split, scheduling, illness, and the peak period arrival/departure distribution, the number of peak hour vehicle trips generated by 540 (600 new beds minus 60 existing beds) off-campus students was calculated and are summarized in Table 1. These trips will be *subtracted* from the 1995 No-Build volumes since these trips will no longer be made with the opening of the new dormitory. No additional student trips are anticipated to be associated with the new dormitory given Boston College's commitment to limiting the number of student owned cars on campus.

The proposed parking garage, providing 300 - 400 additional spaces, will be used by faculty, staff, visitors and commuting students. In addition, the garage may also be open to limited evening parking for students. The creation of more parking capacity will allow some who currently park in the surrounding neighborhood to park on campus. The demand for on-street parking in this area is high and it is reasonable to assume that parking spaces currently used by those affiliated with Boston College will still be occupied by other users even when the new parking garage is complete. The *decrease* in the minimal portion of neighborhood parking attributable to Boston College will not be accounted for, since it is likely to be replaced by other users. So, the traffic generated by the new parking garage will only account for the increase in trips made onto the campus. The number of trips generated by the new parking garage was calculated based on information provided in the 1985 study and supplemented by general campus parking information.<sup>1</sup>

Site trips generated by 400 additional parking spaces less the commuter student trips, are shown in Figures 4 and 5, for the AM and PM peak hour, respectively.

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<sup>1</sup>"Parking for Institutions and Special Events", Edward M. Whitlock, P.E., ENO Foundation for Transportation, Inc., 1982, Chapter 3.



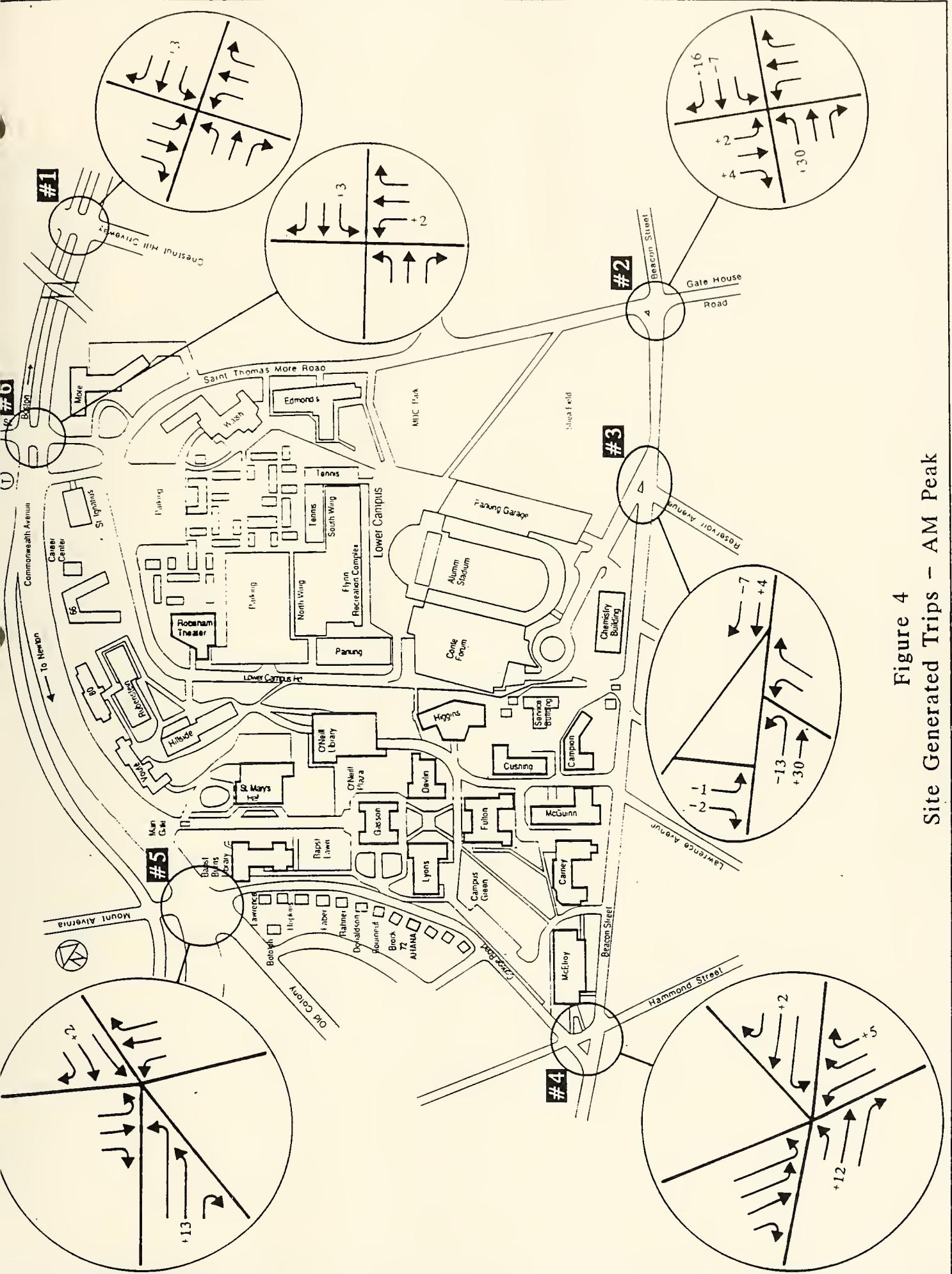


Figure 4  
Site Generated Trips - AM Peak



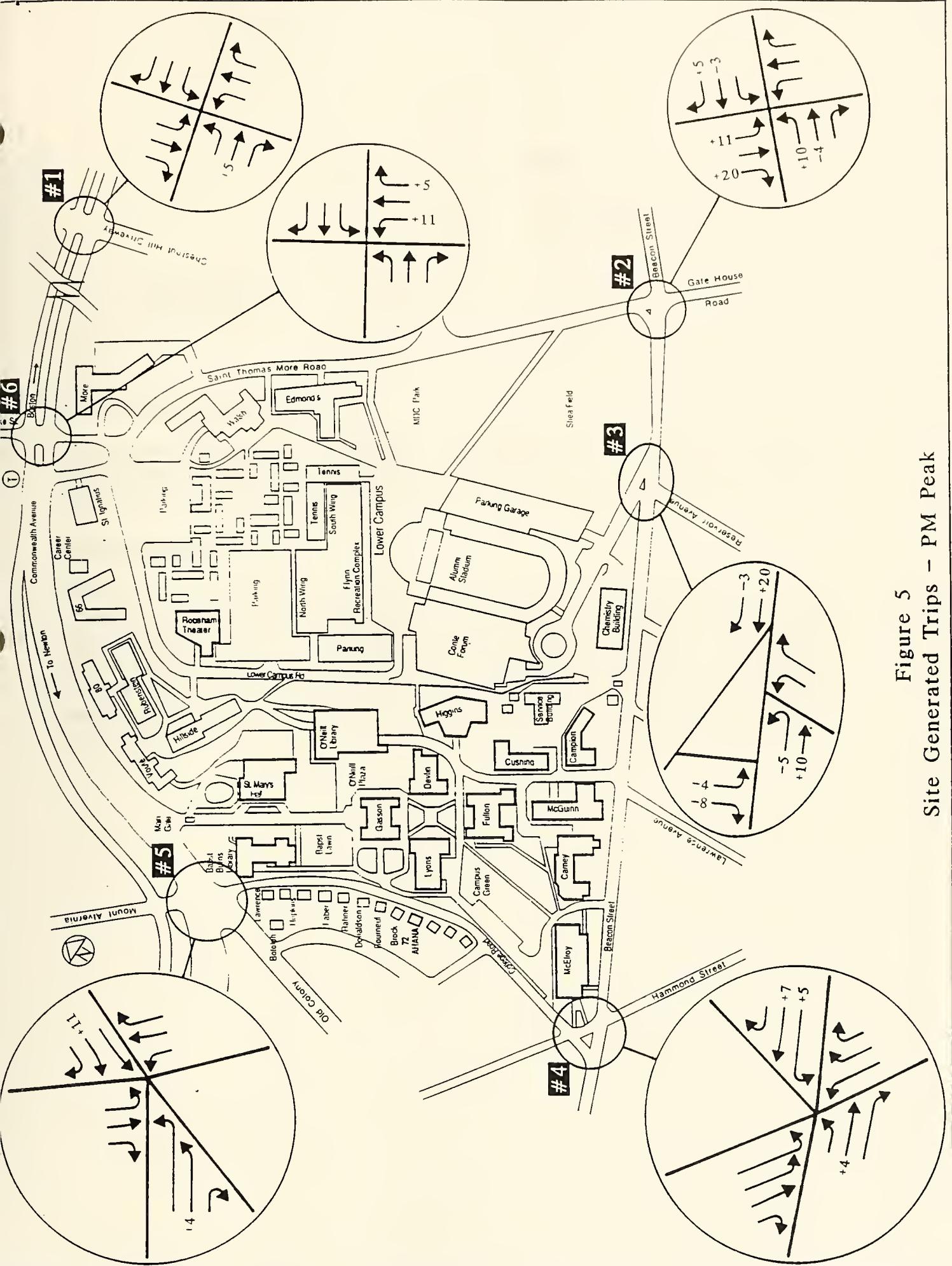




TABLE 1  
1995 TRIP GENERATION <sup>2</sup>

	AM Peak		PM Peak	
	<u>IN</u>	<u>OUT</u>	<u>IN</u>	<u>OUT</u>
Commuter Student	-44	-6	-16	-25
Parking Garage	86	11	29	59

Trip Distribution/Assignment

The trip distribution pattern for campus vehicle trips was based upon observations in the previous TAMS study of campus residents and on the traffic data collected in April 1990. This distribution is shown in Figure 6.

Future Traffic Volumes

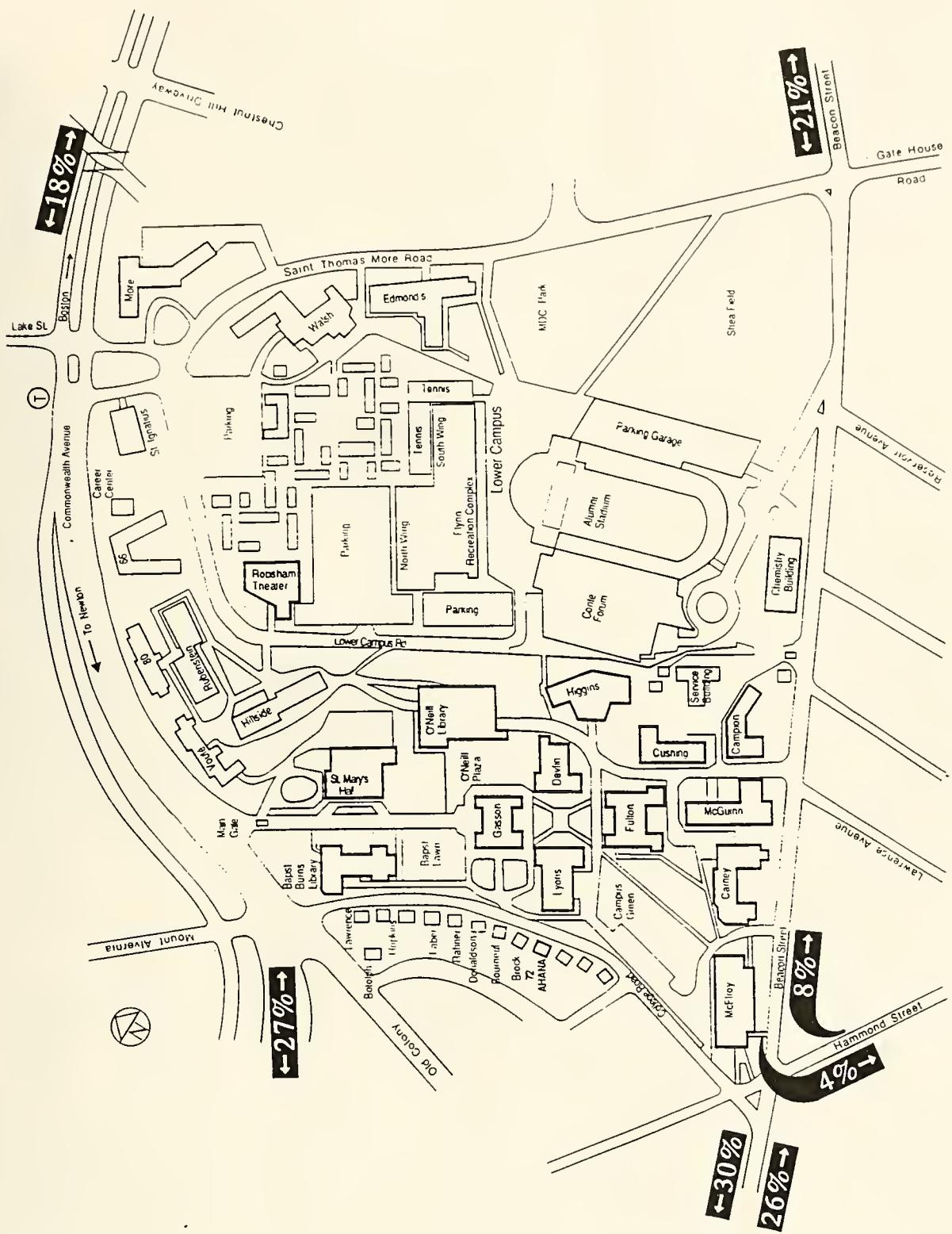
Since the background growth factor is zero percent, the 1990 base network is equivalent to the 1995 No-Build traffic network. Modifications were made to the 1990 base network to account for the Hammond Bridge reopening by 1995 to create the 1995 No-Build network. The site generated trips were added to the 1995 No-Build network to produce the 1995 Build network. Traffic volumes networks for the 1995 Build conditions are shown in Figures 7 and 8, for the AM and PM peak hours, respectively.

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<sup>2</sup>See Appendix A for calculations.



Figure 6  
Trip Distribution





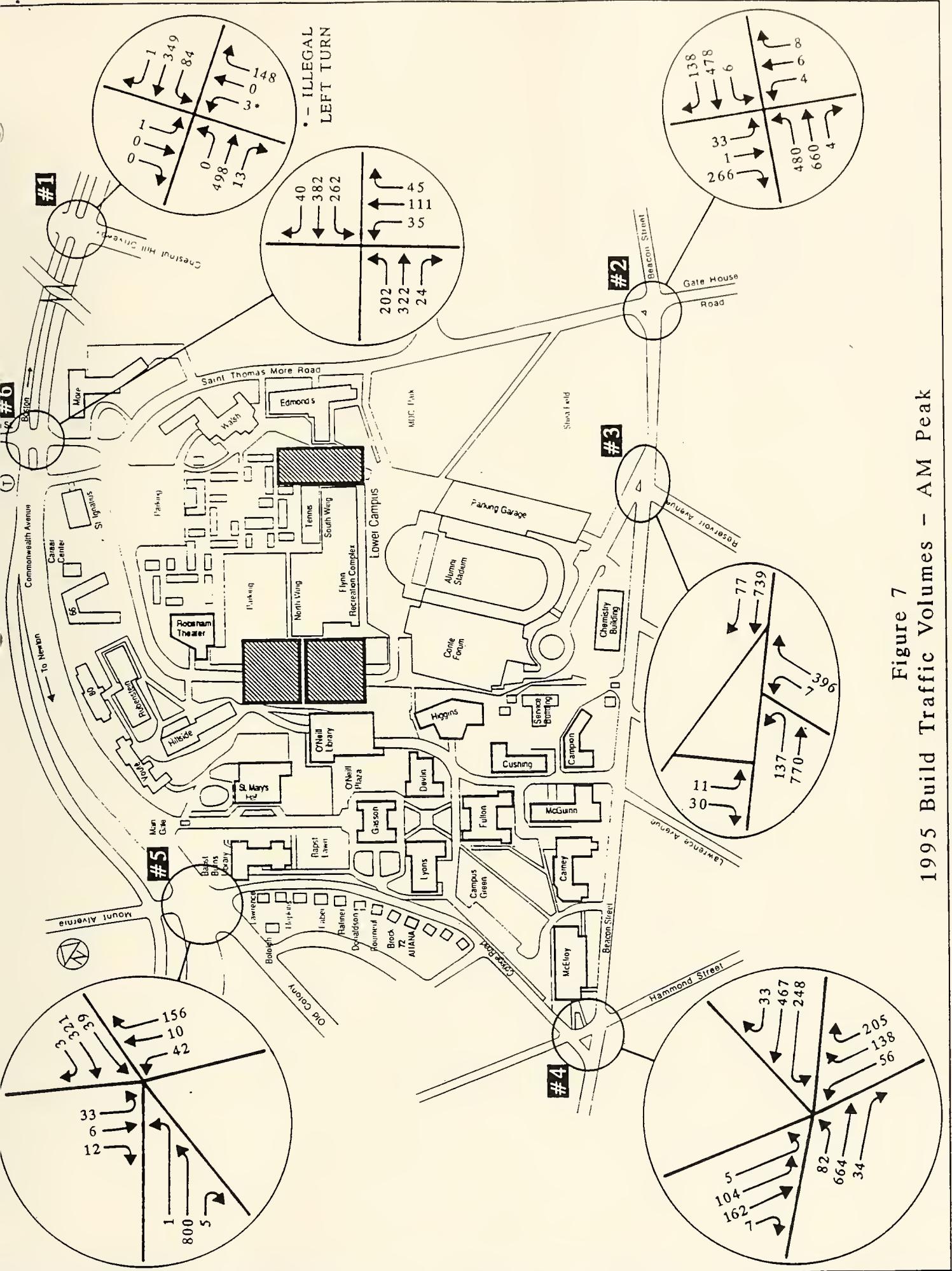


Figure 7  
1995 Build Traffic Volumes - AM Peak



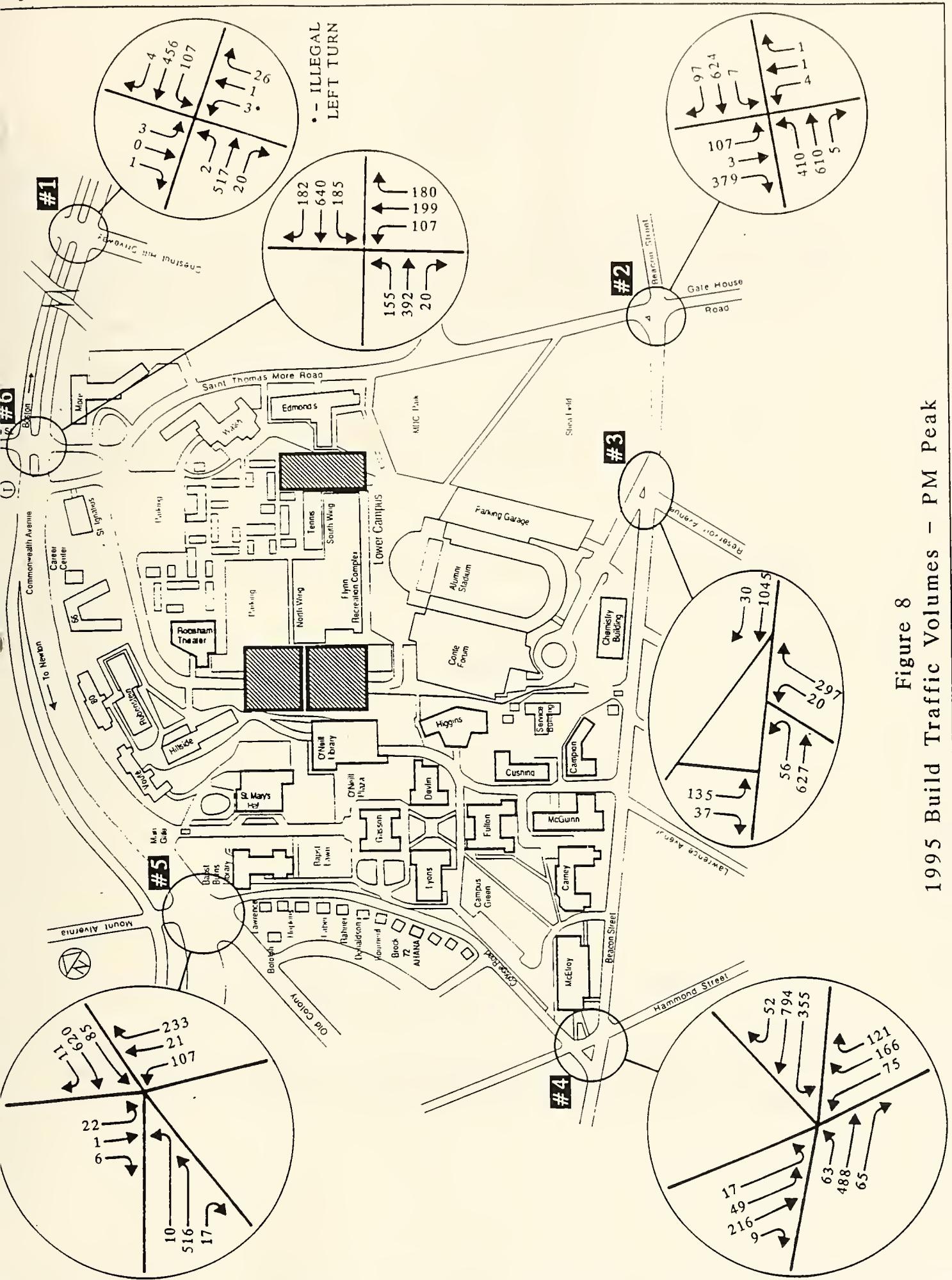


Figure 8  
1995 Build Traffic Volumes - PM Peak



## CHAPTER 4

### ANALYSIS

#### Evaluation

Analysis was performed at the study area intersections for the existing year of 1990 and the design year of 1995. Analysis of traffic capacity and operations was conducted using methodologies described in the 1985 Highway Capacity Manual (HCM), Transportation Research Board Special 209. "Level of service" (LOS) is an index of the quality of traffic flow for streets and intersections.

#### ♦ Signalized Intersections

Level of service for signalized intersections is defined in terms of the average stopped delay per vehicle. The criteria are summarized in Table 2.

TABLE 2

#### LEVEL OF SERVICE CRITERIA FOR SIGNALIZED INTERSECTIONS

<u>Level of Service (LOS)</u>	Stopped Delay Per Vehicle (Seconds)
A	$\leq 5.0$
B	5.1 to 15.0
C	15.1 to 25.0
D	25.1 to 40.0
E	41.0 to 60.0
F	$> 60.0$

The following intersections are currently signalized:

- ♦ #6 - Commonwealth Avenue/Lake Street/St. Thomas More Drive
- ♦ #4 - Beacon Street/Hammond Street/College Road

Although the intersection of Commonwealth Avenue/Father Herlihy Terrace (#7) is signalized, the traffic signal at this intersection is continuously green for all Commonwealth Avenue traffic, unless activated by the pedestrian button. Since



most traffic proceeds unimpeded through his intersection on a green signal, level of service analysis is not necessary.

♦ Unsignalized Intersections

In capacity calculations for an unsignalized intersection or driveway, the assumption is made that the major street traffic is not affected by the minor street movements. The capacity of the intersection is a function of: the right turns into the major road; the left turns from the major road; through traffic crossing the major road and left turns into the major road; and, the number of acceptable gaps in the through traffic streams which allow turning or crossing vehicles to pass through the intersection. The critical acceptable gap is defined in the HCM as "that gap for which an equal number of drivers will accept a shorter gap as will reject a longer gap."

Based on conflicting traffic volumes and the critical gap, the capacity of the minor approach can be determined. The difference between available capacity and demand is defined as reserve capacity and is used as the criteria for determining level of service. Table 3 summarizes the relationship between the level of service, reserve capacity and expected traffic delay.

TABLE 3

<u>Reserve Capacity (PCPH)**</u>	<u>Level of Service</u>	<u>Expected Delay to Minor Street Traffic</u>
$\geq 400$	A	Little or no delay
300 - 399	B	Short traffic delays
200 - 299	C	Average traffic delays
100 - 199	D	Long traffic delays
0 - 99	E	Very long traffic delays
*	F	*

\* When demand volume exceeds the capacity of the lane, extreme delays will be encountered with queuing which may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improvements to the intersection.

\*\* PCPH = Passenger Cars Per Hour



The following intersections are currently unsignalized:

- ◆ #1 - Commonwealth Avenue/Chestnut Hill Drive
- ◆ #2 - Beacon Street/St. Thomas More Drive
- ◆ #3 - Beacon Street/Reservoir Avenue/Parking Garage
- ◆ #5 - Commonwealth Avenue/Old Colony Road/College Road

### 1990 Existing Analysis

The signalized and unsignalized level of service summary for the 1990 Existing and 1995 Build conditions are shown in Table 4 and Table 5, respectively. Additionally, results for a 1995 No-Build condition are shown for the Beacon Street intersections to identify the traffic impacts of reopening the Hammond Street Bridge.

#### ◆ Signalized

For the analysis of the two signalized intersections, existing signal timings and phasings were observed in the field. Existing signal timings are not always optimal, and consequently may cause inefficient operation of the intersection. Existing signalized level of service analysis was conducted with both the observed signal timings and "optimized" signal timings which would minimize delay at the intersection. Results from both cases are shown in Table 4. Future signalized analysis was conducted assuming optimal signal timing operation, but any suggested modifications would require coordination with the City of Boston/Newton traffic departments.

The Beacon Street/Hammond Street/College Road (#4) intersection operates adequately at LOS B during both the AM and PM peak hours. With observed signal timings the Commonwealth Avenue/Lake Street (#6) intersection operates at LOS C during the AM peak and LOS F during the PM peak. With adjustments to the signal timings, however, this intersection would continue to operate at LOS C during the AM peak but could be improved to LOS D in the PM peak. Even though LOS D could be attained during the PM peak, the eastbound Commonwealth Avenue through moves, and northbound St. Thomas More Drive approach would operate at LOS E.

#### ◆ Unsignalized

All approaches at Commonwealth Avenue/Chestnut Hill Road (#1) operate at level of service C or better during the AM and PM peak hours. At Commonwealth Avenue/College Road/Mt. Alvernia (#5), the southbound through and left movements operate at LOS E during the AM peak and PM peak hour. During the PM peak hour, the northbound through and left turns operate at LOS E. Since the



volume of traffic using these moves are low compared to the traffic on Commonwealth Avenue and reserve capacity is available, these moves are not considered to be unacceptable. These moves are hindered by the heavy volume of traffic on Commonwealth Avenue.

Due to the heavy volume of traffic on Beacon Street, the two unsignalized study intersections on Beacon Street each have movements which operate deficiently. At Beacon Street/St. Thomas More Drive (#2), the northbound Gate House Road moves and the southbound St. Thomas More through and left moves operate at LOS E or F during both the AM and PM peak hours. While the volume of traffic from Gate House Road is relatively low, the St. Thomas More approach does carry a significant amount of traffic.

At the Beacon Street/Reservoir Avenue/Parking Garage Access (#3), the southbound left turn from the parking garage operates at LOS E and LOS F during the AM and PM peak hours, respectively.



TABLE 4  
LEVEL OF SERVICE ANALYSIS  
SIGNALIZED

	1990 Existing				1995 Build				1995 No-Build <sup>4)</sup>			
	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
	<u>Delay</u>	<u>LOS<sup>1)</sup></u>	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>	<u>Delay</u>	<u>LOS</u>
5 Commonwealth Avenue/Lake Street												
- with existing timing	23.6	C	204.1	F	----		----		----		----	
- with optimization	16.0	B/C	34.5	D <sup>3)</sup>	16.1	B/C	36.1	D <sup>3)</sup>				
4 Beacon Street/Hammond/College	7.5	B	5.3	A/B	24.72	C/D <sup>2)</sup>	32.9	D <sup>3)</sup>	23.1	C	32.4	D <sup>3)</sup>

1) Level of Service

2) When level of service is near the borderline, both levels are shown.

3) Although this intersection operates at LOS D or above, individual moves operate at LOS E or F.

4) 1995 No-Build Analysis was conducted to evaluate the impact on the Beacon Street intersections from the Hammond Street Bridge reopening.



TABLE 5  
LEVEL OF SERVICE ANALYSIS  
UNSIGNALIZED

	1990 Existing				1995 Build				1995 No-Build <sup>4)</sup>			
	AM Peak		PM Peak		AM Peak		PM Peak		AM Peak		PM Peak	
	<u>RC<sup>2)</sup></u>	<u>LOS<sup>1)</sup></u>	<u>RC</u>	<u>LOS</u>	<u>RC</u>	<u>LOS</u>	<u>RC</u>	<u>LOS</u>	<u>RC</u>	<u>LOS</u>	<u>RC</u>	<u>LOS</u>
<b>1 Commonwealth Avenue/Chestnut Hill Road</b>												
EB LT from Comm Ave	845	A	744	A	843	A	744	A	108	D	161	D
WB LT from Comm Ave	609	A	566	A	609	A	562	A	594	A	616	A
NB moves from Chestnut	764	A	888	A	747	A	584	A	30	E	17	E
SB moves from Reservoir	999	A	205	C/D <sup>3)</sup>	276	C	204	C/D <sup>3)</sup>	-17	F	-23	F
<b>2 Beacon Street/St. Thomas More Drive</b>												
EB LT from Beacon	306	B	266	C	64	E	149	D	108	D	161	D
WB LT from Beacon	609	A	708	A	594	A	618	A	594	A	616	A
NB moves from Gate House Road	74	E	11	E	16	E	12	E	30	E	17	E
SB RT from St. Thomas More	594	A	439	A	575	A	386	B	587	A	408	A/B <sup>3)</sup>
SB LT/THRU from St. Thomas More	30	E	-52	F	-25	F	-38	F	-17	F	-23	F
<b>3 Beacon Street/Reservoir Avenue/Parking Garage Access</b>												
EB LT from Beacon	442	B	335	B	391	B	310	B	379	B	326	B
NB from Reservoir	328	B	110	D	32	E	94	E	38	E	98	D/E <sup>3)</sup>
SB LT from Parking	68	E	-70	F	5	E/F	-98	F	6	E/F <sup>3)</sup>	-99	F
SB RT from Parking	572	A	331	B	509	A	331	B	509	A	330	B
<b>5 Commonwealth Avenue/College Road/Mt. Alvernia</b>												
EB LT from Comm Ave	865	A	606	A	864	A	599	A	864	A	599	A
WB LT from Comm Ave	467	A	593	A	459	A	590	A	459	A	590	A
NB LT/TH from College	149	D	36	E	145	D	33	E	145	D	33	E
NB RT from College	339	B	437	A	331	B	434	A	331	B	434	A
SB LT/TH from Mt. Alvernia	84	E	58	E	81	E	56	E	81	E	56	E
SB RT from Mt. Alvernia	854	A	613	A	852	A	606	A	852	A	606	A

1) Level of Service

2) Reserve Capacity

3) When level of service is near the borderline, both levels are shown.

4) 1995 No-Build Analysis was conducted to evaluate the impact on the Beacon Street intersections from the Hammond Street Bridge reopening.



## 1995 No-Build Analysis

Due to the traffic pattern changes anticipated from the Hammond Bridge reopening, a 1995 No-Build analysis was conducted to evaluate the impact on the Beacon Street study intersections. The No-Build incorporates only the changes in traffic anticipated from the Hammond Bridge reopening and does not include any Boston College development. The results provide a relative measure of the impacts from the Boston College development under Build conditions to the background conditions (with the bridge open) that would exist in 1995 without any Boston College development.

### ♦ Signalized

The Beacon Street/Hammond Street intersection (#4) will operate at LOS C during the AM peak and LOS D during the PM peak. Although the overall PM level of service is acceptable D, the westbound Beacon Street approach and the northbound Hammond Street approaches will individually operate at LOS E.

### ♦ Unsignalized

At the Beacon Street/St. Thomas More intersection (#2), the northbound Gate House Road and southbound left and through moves from St. Thomas More Drive will continue to operate at LOS E and LOS F, respectively during both peak hours.

At the Beacon Street/Reservoir Avenue/Parking Garage Access (#3) intersection, Reservoir Avenue will be adversely affected by the reopening of the Hammond Street Bridge. The northbound moves from Reservoir Avenue will operate at LOS E during both peak hours, and the southbound left turns from the parking garage will continue to experience delays and operate at LOS E/F in the AM peak and LOS F during the PM peak hour.

## 1995 Build Analysis

The Build analysis includes Boston College's Lower Campus development expected by 1995.

### ♦ Signalized

As under No-Build conditions, the Commonwealth Avenue/Lake Street intersection, (#6) will operate at LOS C during the AM peak and LOS C, with the eastbound and northbound moves at LOS E, during the PM peak.

The Beacon Street/Hammond Street/College Road (#4) intersection will operate at overall LOS C/D during the AM peak and LOS D during the PM peak, and the



westbound Beacon Street approach and northbound Hammond Street approach will continue to operate at LOS E, as under No-Build conditions.

- ♦ **Unsignalized**

The Commonwealth Avenue/Chestnut Hill Road (#1) intersection will continue to operate adequately during the AM and PM peak hours.

At Beacon Street/St. Thomas More Drive (#2), the northbound moves from Gate House Road and southbound left and through moves from St. Thomas More Drive will continue to operate at LOS E and F, respectively. In the morning, the eastbound left from Beacon Street would be at LOS E.

As under No-Build conditions, the Beacon Street/Reservoir Avenue intersection (#3) will continue to have capacity deficiencies on the northbound Reservoir Avenue approach and the southbound left turn lane from the parking garage.

At the Commonwealth Avenue/College Road/Mt. Alvernia intersection (#5), level of service will remain at their 1990 levels.

### Summary

By 1995, the traffic impacts from the Boston College proposed development will add little traffic to the study area, and will not cause a significant degradation in any intersection level of service when compared to No-Build or Existing conditions. The reopening of the Hammond Street Bridge, however, will reintroduce some traffic problems to the area, including use of residential streets to travel between the Bridge and Beacon Street.

Traffic using the unsignalized intersection of Beacon Street/St. Thomas More Drive (#2) will continue to experience the same delays in evidence today. Signalization of this intersection should be considered by the City of Boston, independent of the Boston College Master Plan, to improve the traffic operation to LOS B in both peaks, and to create gaps in the traffic stream that would allow traffic from the minor unsignalized intersections on Beacon Street between Hammond Street and St. Thomas More Drive to access Beacon Street easier.

While the intersection at Beacon Street/Reservoir Avenue/Parking Garage (#3) will continue to have deficient moves in the future it is not recommended for signalization. First, if Beacon Street/St. Thomas More Drive is signalized, the operation will artificially create gaps in the traffic flow on Beacon Street, allowing easier access from the minor approaches at the unsignalized intersections between St. Thomas More Drive and Hammond Street. Also, Reservoir Avenue is a residential street which, when the bridge reopens, will carry traffic wanting to "short cut" to Beacon Street. The installation of a



traffic signal to improve traffic flow would encourage more traffic to use this residential bypass.

The conclusion drawn by this discussion is that, while motorists currently experience some delays in the study area, no significant traffic impact is expected from the proposed 1995 Boston College development.



## APPENDIX A

### Trip Generation Calculations



## COMMUTER STUDENTS

The proposed 1995 Master Plan would provide on-campus housing for an additional 540 students, who are currently (1990) commuting to Boston College. Based on data collected in 1985, the following assumptions were made in regard to commuter student trip generation.

- 1) 9% of potential tripmakers do not travel to campus, due to illness, conflicts, etc.
- 2) 7% of students do not travel to campus due to scheduling.
- 3) Mode split: 68% auto, 32% other or auto passengers.

Therefore, the one-way Boston College generated trips attributable to commuting students, who will be housed on campus by 1995 are:

$$(2 \text{ one-way trips/person}) \times (100\% - 9\%) \times (100\% - 7\%) \times (68\%) \times (540) = 621 \text{ one-way daily auto trips}$$

Based on the observed peak period arrival/departure distribution shown below, the peak hour trips were calculated:

### DISTRIBUTION PERCENTAGE:

	<u>Arrival</u>	<u>Departure</u>
--	----------------	------------------

8-9 AM	14.2%	1.9%
5-6 PM	4.9%	8.2%

### PEAK HOUR TRIPS:

	<u>Arrival</u>	<u>Departure</u>
--	----------------	------------------

8-9 AM	44	6
5-6 PM	16	25



## PARKING GARAGE

Using information provided in "Parking for Institutions and Special Events", (Edward M. Whitlock, P.E., ENO Foundation for Transportation, Inc. 1982, Chapter 3) the number of additional vehicle trips to be generated by the parking garage were calculated.

### PARKING ACCUMULATION

8:00 AM	67.5%
9:00 AM	86.0%
5:00 PM	59.5%
6:00 PM	52.0%

Or, on average, by 8:00 AM 67.5% of all campus parkers have already arrived and parked. During the peak traffic hour between 8 and 9 AM, an additional 18.5% of all daily parkers arrive. Between 5 and 6 PM, 7.5% of daily campus parkers will depart.

Based on the following directional distribution from the ITE Trip Generation Manual for University Land Use Code, the peak hour trips were calculated.

### DIRECTIONAL DISTRIBUTION

	IN	OUT
AM Peak	88.2%	11.8%
PM Peak	33.3%	66.7%

### PEAK HOUR TRIPS

	IN	OUT
AM Peak	86	11
PM Peak	29	59

Example calculation, AM peak hour: The accumulation of vehicles in the parking garage will increase by 18.5% of 400 vehicles, or 74 vehicles. With a net increase of 74 vehicles, 88.2% of the total vehicles using the garage will be entering and 11.8% will be exiting. Thus, where z = total number of vehicles using garage,

$$(0.882)(z) - (0.118)(z) = 74$$
$$z = 97$$

So, a total of 97 vehicles will use the garage, with 86 entering and 11 exiting.



## **APPENDIX D**

### **Procedures During High Capacity Events**



## APPENDIX D

### Procedures During High Capacity Events

#### Boston College Police Department Alumni Stadium Events Standard Operating Procedures

##### Parking & Traffic

The traffic pattern set up for any large event at the Boston College Alumni Stadium is a circular flow around the perimeter of the University. Traffic is kept on main roads (Beacon Street and Commonwealth Avenue) and roads that have a lower impact on neighborhood residents.

St. John's Seminary, Bull Information Systems, Polaroid, MDC Waterworks, MBTA Riverside Station, Hammond Pond Parkway and Newton Campus are satellite areas intended to bleed off excess parking from local streets when traffic conditions become congested.

This is accomplished by the following means: If necessary, Commonwealth Avenue is made one way eastbound and one way westbound on the Carriage Road, with the cooperation of the Newton Police. When this happens, the Boston Police divert traffic into St. John's Seminary.

Conversely, if need be, the Newton Police can also divert traffic along the Carriage Road to Center Street and onto the Law School Campus. In the same vein, we utilize Chestnut Hill Drive from the intersection with St. Thomas More Drive towards Commonwealth Avenue to siphon off excess vehicles as needed.

At St. John's we utilize two entrances for most of the vehicles. The Foster Street entrance which is approximately 100 yards from the main parking area, and the Lake Street entrance (30 feet from Commonwealth Avenue).

Vehicles are parked at this area under two conditions. Early arrivals (low traffic volume), and the second condition is under exigent circumstances, usually as a safety valve to bleed off



traffic from St. Thomas More Drive and Commonwealth Avenue. Pedestrian traffic leaving the parking area is channeled through the drive off of Commonwealth Avenue. This improves the safety of pedestrians and reduces any accompanying noise levels.

The entrance off of Foster Street is used by significantly fewer vehicles. Any vehicles entering are immediately in sight of the parking area. Pedestrian traffic is funneled out the Commonwealth Avenue exit.

Vehicles exiting the area are allowed out all three exits. Those leaving via Lake Street must turn right and are fed into Washington Street (a main thoroughfare). Vehicles exiting Foster Street travel approximately 1/2 mile to either Commonwealth Avenue or Washington Street.

This plan is put into effect for all large events occurring at Boston College; i.e. football, commencement.



## BOSTON COLLEGE FOOTBALL INFORMATION

### FOOTBALL 1991

To: Commanding Officer, Municipal Police Detail  
From: Chief Watson, Boston College Police Department  
Subject: Instructions for Pre-Game Briefing to be read to all Police Officers

In general: Police will make certain that parking restrictions are maintained so that residents are not blocked in or out of their homes and that the streets are passable at all times for emergency vehicles (fire, ambulance, police).

Police will address promptly any rowdy behavior that comes to their attention. All illegally parked vehicles will be either cited or towed.

Police will enforce the city's ordinances against public consumption of alcoholic beverages and the use of grills and open fires for cookouts on the streets (tailgating).

The commander will instruct his detail officers that there is parking available at Riverside MBTA, the Newton Campus, St. John's Seminary (Brighton, Lake St.), MDC Pumping Station, Polaroid Parking Lot on Needham St., Bull Information Systems Parking Lot on Market Street. Shuttle busses will provide transportation as needed.

Boston College has provided maps for your detail officers. Please distribute.

### SPECIAL ATTENTION ALL POLICE DETAILS

If any officer receives a complaint from a citizen that is not within his/her jurisdiction, immediately forward the complaint to BCPD headquarters (either via Bapern radio or telephone #552-4440). If the officer has no access to radio or telephone, request that the complainant call BCPD at 552-4440.



The Commanding Officer will be assigned a BC police radio to communicate directly with BCPD control if necessary. The Commanding Officer is requested to provide a report at the end of the detail to the BCPD chief. Please note any problems, unusual incidents, or complaints received by the detail officers.

NOTE: Police details begin three and one half hours prior to game time. The length of the detail is eight hours, unless otherwise requested by Chief Watson.



**EXAMPLE:**  
Dispatch

**BOSTON COLLEGE POLICE**  
**INTER-DEPARTMENTAL MEMORANDUM**

TO: \_\_\_\_\_ DATE: \_\_\_\_\_  
FROM: \_\_\_\_\_ SUBJECT: \_\_\_\_\_

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The BCPD telephone number (552-4440) has been issued to the public for all complaints regarding football games. Any and all calls are to be answered promptly and courteously and complete information taken. Forward the complaint to Lt. Neault and record the complaint and action on a card. The BC Office of Community Affairs (Jean McKeigue or Bill Mills) will be available on a beeper if they are needed.

Please keep a hand written journal to include time, complaint and action taken. The Journal must be turned into Lt. Neault at the end of the detail.

cc. Chief Watson  
Capt. Durrane  
Lts. McGovern, Tess  
Sgts.

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## OVERVIEW

Police details start three and one half hours prior to game time. The duration is for eight hours. The details may be extended by the Boston College Chief of Police due to exigent circumstances. Departments involved and size of the details are as follows:

Newton Police	50 Officers
Boston Police	15 Officers (2 Officers added)
MDC Police	12 Officers
Boston College Police	43 Officers
Uniformed Auxiliary Police	60 Officers
Subtotal	178 Officers
Stadium Security/Parking Attendants	50 Personnel
Grand Total	226 Personnel

### MEDICAL RESPONSE TEAM

3 Ambulances (2 Life Support, 1 Paramedic)

### FIRST AID ROOM

1 Doctor  
2 Nurses  
5 EMTs (stands)  
6 Police EMTS

### FIRE RESPONSE

Boston Fire Department: 1 Officer, 4 Firefighters

### PARKING AVAILABILITY

Middle and Lower Campus	2,500
Shea Field	800
Lawn Parking	500
MBTA Riverside	700
MDC Water Works	200
St. John's Seminary	700
Newton Campus	500
Legal Street Parking (Newton, Allston/Brighton)	1,500
Honeywell Parking Lot-Needham St. off 128	
Honeywell Parking Lot-Brighton	<u>1,000</u>
Total	8,400



BOSTON COLLEGE POLICE DEPARTMENT  
SILVIO O. CONTE FORUM EVENTS  
STANDARD OPERATING PROCEDURE

HIGH CAPACITY EVENT

Games that will attract a large crowd or may cause other problems will require a HIGH CAPACITY EVENT detail. This will be decided by the Chief. The Boston College Police detail for these events will be: one Lieutenant, two Sergeants, eleven Patrolmen. Supervisor's input for these events is specifically requested. The detail will normally report for duty (on post) one and one half hour before the scheduled start of the game. It will remain on duty until the facility is cleared at the end of the game and traffic has returned to normal. The detail will remain until the shift supervisor is satisfied that they are no longer needed on campus.

Each game will have three municipal details. These details will commence and end at the same time as the BC detail. The shift supervisor, acting in the Chief's stead, may require them to run longer if traffic conditions require it.

The detail supervisor will file an after-action report for the Chief after each event, summarizing the event and noting specific information and suggestions that would improve the efficiency and safety of future events.

The Boston Police detail will consist of one sergeant and four patrolmen. The BC shift supervisor or detail supervisor will meet with the Boston sergeant prior to the game and brief him on their duties. Their primary duties will be traffic control. All game traffic should be directed into the parking garage.

The Newton Police detail will consist of one Lieutenant, two Sergeants and ten Patrolmen. Their duties are as outlined. All BC/game traffic should be directed down Beacon St. to parking inside the garage. The Newton Lieutenant and Sergeants will actively supervise the detail.

The MDC detail will consist of one Sergeant and four Patrolmen. MDC Police will allow parking for the game on St. Thomas More Drive and Chestnut Hill Drive.



## BASKETBALL/HOCKEY DETAIL DUTIES

The shift supervisor will check the municipal details to insure they are at their assigned posts. It is the responsibility of the shift supervisor at a hockey or basketball game to obtain the names of the municipal police (Newton, Boston & MDC) and list the names in the Administrative Journal. The shift supervisor will also be responsible for responding to any and all traffic complaints from the neighborhood. Immediate corrective action must be taken if the complaint is legitimate. Shift officers should be assigned to assist the detail in directing parking in the garage as necessary. Larger events may require additional detail officers for traffic control. Intensive patrols of the garage will be maintained during all games.

Prior to the beginning of the game, the detail Sergeant will assign his/her officers to traffic control locations. Officers will also be assigned inside to protect the ticket takers and the unmanned entrances.

Once the crowd is inside, the detail Sergeant will reassign officers as needed for crowd control. The details will remain on duty until the game has ended, the crowd is cleared and the building is ready to be secured. The detail Sergeant will check with the shift supervisor before releasing the detail from the area. The detail officers will be assigned to assist with traffic control or clear up any other situations as necessary. The final responsibility for relieving the detail will be the shift supervisor's.

The Shift supervisors will make a traffic survey of the surrounding streets during all hockey and basketball games. This survey should include a specific count of vehicles parked on the following streets; Acacia, Lee, Reservoir and Lawrence in Newton, and Lake St., Undine Road and other surrounding roads in Brighton. Compile the information in the after -action report, forward it to the Chief for the following day. If there are any other significant problems surrounding these events, include that information also. You may use the same case number and journal entry used for recording the municipal detail.



BOSTON COLLEGE POLICE DEPARTMENT  
SILVIO O. CONTE FORUM EVENT  
STANDARD OPERATING PROCEDURE

TO: Commanding Officer - Municipal Police Detail  
FROM: Chief Watson, Boston College Police Department  
SUBJECT: Conte Forum Event Detail

The police detail will begin one and one half hour before game time. The length of the detail will be four hours, unless otherwise extended by Boston College Police.

Please read the following instructions at roll call:

- 1) Officers will make certain that traffic is controlled in their area while making maximum use of parking so that emergency vehicles (police, fire and ambulance) can move freely on all streets at all times.
- 2) Officers will enforce regulations pertinent to public drinking. Officers will go promptly to their assigned posts after briefing and remain on their posts until dismissed.



SILVIO O. CONTE FORUM EVENTS

PARKING AVAILABILITY

NEWTON CAMPUS	500	
WATERWORKS PUMPING STATION	200	FOR SPECIFIED EVENTS
TEMPLE MISHKA TEFLA	700	CONDITIONS PERMITTING
SHEA FIELD	800	
MAIN CAMPUS AND GARAGE	2500	
LEGAL STREET PARKING	500	NEWTON & BRIGHTON
<hr/>		
<b>TOTAL</b>	<b>5200</b>	

MAPS AND HANDOUTS FOR PARKING LOCATIONS WILL BE AVAILABLE.



APPENDIX E

**BOSTON COLLEGE  
BUILDING PROFILE DATA**



## APPENDIX E

### BOSTON COLLEGE / BUILDING PROFILE DATA

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#### ***Boston:***

Building Name: **Silvio Conte Forum**  
Building Use (See Legend): **SP**  
Gross Square Footage: **265,000 GSF**  
Building Stories: **6 (Plus mech. ph.)**  
Building Height: **142.8'**  
\*Parking: **1,002 spaces**  
Loading Area: **2 trucks**  
Linkage: **N/A**

Building Name: **Alumni Stadium**  
Building Use (See Legend): **SP**  
Gross Square Footage: **187,000 GSF**  
Building Stories: **2**  
Building Height: **99'**  
Parking: **1,002 spaces**  
Loading Area: **2 trucks**  
Linkage: **N/A**

Building Name: **Modular Housing**  
Building Use (See Legend): **SR**  
Gross Square Footage: **118,784 GSF**  
Building Stories: **2**  
Building Height: **32'**  
Parking: **127 spaces**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **Robsham Theater Arts Center**  
Building Use (See Legend): **A/C - SS**  
Gross Square Footage: **28,170 GSF**  
Building Stories: **2 (Plus mechanical penthouse)**  
Building Height: **64'**  
Parking: **47 spaces**  
Loading Area: **1 truck**  
Linkage: **N/A**

Building Name: **St. Thomas More Hall**  
Building Use (See Legend): **A**  
Gross Square Footage: **64,838 GSF**  
Building Stories: **2 (Plus basement)**  
Building Height: **32.9'**  
Parking: **N/A**  
Loading Area: **1 truck**  
Linkage: **N/A**



Building Name: **Walsh Hall**  
Building Use (See Legend): **SR**  
Gross Square Footage: **194,445 GSF**  
Building Stories: **8**  
Building Height: **93.75'**  
Parking: **276 spaces**  
Loading Area: **1 truck**  
Linkage: **N/A**

Building Name: **Edmonds Hall**  
Building Use (See Legend): **SR**  
Gross Square Footage: **240,357 GSF**  
Building Stories: **9**  
Building Height: **81'**  
Parking: **124 spaces**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **Parking Garage**  
Building Use(See Legend): **P**  
Gross Square Footage: **176,211 GSF**  
Building Stories: **4**  
Building Height: **32.5'**  
Parking: **827 spaces**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **William J. Flynn Recreation Complex**  
Building Use (See Legend): **SP**  
Gross Square Footage: **108,550 GSF**  
Building Stories: **2**  
Building Height: **45'**  
Parking: **179 spaces**  
Loading Area: **(4) 1 truck each.**  
Linkage: **N/A**

Building Name: **Greycliff**  
Building Use (See Legend): **SR**  
Gross Square Footage: **12,424 GSF**  
Building Stories: **2 (Plus basement)**  
Building Height: **36'**  
Parking: **N/A**  
Loading Area: **N/A**  
Linkage: **N/A**



Building Name: St. Clement's Hall (Leased)  
Building Use (See Legend): A  
Gross Square Footage: 28,000 GSF  
Building Stories: 5  
Building Height: 55'  
Parking: 80  
Loading Area: 1  
Linkage: N/A

Building Name: 235 North Beacon St (Leased)  
Building Use (See Legend): STOR  
Gross Square Footage: 33,000 GSF  
Building Stories: 1  
Building Height: 22'  
Parking: 4  
Loading Area: 1  
Linkage: N/A

#### *Middle Campus - Newton:*

Building Name: Guard House (Service Building)  
Building Use (See Legend): MISC  
Gross Square Footage: 48 GSF  
Building Stories: 1  
Building Height: 10'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Campion Hall  
Building Use (See Legend): A/C  
Gross Square Footage: 110,000 GSF  
Building Stories: 4 (Plus basement)  
Building Height: 42.9'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: McGuinn Hall  
Building Use (See Legend): A/C  
Gross Square Footage: 154,550 GSF  
Building Stories: 6 (Plus basement and mechanical penthouse)  
Building Height: 70'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: Carney Hall  
Building Use (See Legend): A/C  
Gross Square Footage: 103,414 GSF  
Building Stories: 4 (Plus basement and mechanical penthouse)  
Building Height: 48'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: McElroy Commons  
Building Use (See Legend): SS  
Gross Square Footage: 125,234 GSF  
Building Stories: 3 (Plus basement and mechanical penthouse)  
Building Height: 42.7'  
Parking: N/A  
Loading Area: 4 trucks  
Linkage: N/A

Building Name: Bus Stop (McElroy / Carney)  
Building Use (See Legend): MISC  
Gross Square Footage: 72 GSF  
Building Stories: 1  
Building Height: 12'  
Parking: Two street spaces for buses  
Loading Area: N/A  
Linkage: N/A

Building Name: McElroy Switch House  
Building Use (See Legend): MISC  
Gross Square Footage: 1,100 GSF  
Building Stories: 1  
Building Height: 12.7'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Service Building  
Building Use (See Legend): A/S  
Gross Square Footage: 33,880 GSF  
Building Stories: 3 (Plus basement and mechanical penthouse)  
Building Height: 41.25'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: Higgins Hall Cooling Tower  
Building Use (See Legend): MISC  
Gross Square Footage: 900 GSF  
Building Stories: 1  
Building Height: 6.8'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Higgins Hall Green House  
Building Use (See Legend): MISC  
Gross Square Footage: 1,350 GSF  
Building Stories: 1  
Building Height: 14.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Cushing Hall  
Building Use (See Legend): A/C  
Gross Square Footage: 57,883 GSF  
Building Stories: 4 (Plus basement)  
Building Height: 42.6'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Fulton Hall  
Building Use (See Legend): A/C  
Gross Square Footage: 80,930 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 46.5'  
Parking: N/A  
Loading Area: Step van dock  
Linkage: N/A

Building Name: Higgins Hall  
Building Use (See Legend): A/C  
Gross Square Footage: 154,195 GSF  
Building Stories: 5 (Plus basement and mech. ph.)  
Building Height: 52.34'  
Parking: N/A  
Loading Area: 1 truck width  
Linkage: N/A



Building Name: **Deylin Hall**  
Building Use (See Legend): A/C  
Gross Square Footage: 97,101 GSF  
Building Stories: 4 (Plus basement and mechanical penthouse)  
Building Height: 56'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Lyons Hall**  
Building Use (See Legend): A/C  
Gross Square Footage: 68,896 GSF  
Building Stories: 4 (Plus sub-basement, basement, and mechanical penthouse)  
Building Height: 56.2'  
Parking: N/A  
Loading Area: 2 trucks  
Linkage: N/A

Building Name: **Gasson Hall**  
Building Use (See Legend): A/C  
Gross Square Footage: 82,069 GSF  
Building Stories: 3 (Plus basement and mechanical penthouse)  
Building Height: 48.9'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Thomas P. O'Neill, Jr. Library**  
Building Use (See Legend): LIB  
Gross Square Footage: 195,931 GSF  
Building Stories: 3 (Plus sub-basement, basement, and mechanical penthouse)  
Building Height: 58.3'  
Parking: 20 spaces at St. Mary's Hall (City of Newton); 7 spaces per Boston Code  
Loading Area: (2) 1 truck each  
Linkage: N/A

Building Name: **Bapst Library**  
Building Use (See Legend): LIB  
Gross Square Footage: 73,686 GSF  
Building Stories: 3 (Plus sub-basement and basement )  
Building Height: 60.83'  
Parking: N/A  
Loading Area: 1 truck width  
Linkage: N/A



Building Name: **Main Gate Guard House**  
Building Use (See Legend): MISC  
Gross Square Footage: 150 GSF  
Building Stories: 1  
Building Height: 15'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Ignacio Hall (A&B)**  
Building Use (See Legend): SR  
Gross Square Footage: 122,428 GSF  
Building Stories: 5 (Plus basement)  
Building Height: 52'  
Parking: 82 spaces (Lot EE)  
Loading Area: N/A  
Linkage: N/A

Building Name: **Rubenstein Hall (C&D)**  
Building Use (See Legend): SR  
Gross Square Footage: 135,498 GSF  
Building Stories: 5 (Plus basement)  
Building Height: 60.67'  
Parking: 82 spaces (Lot EE)  
Loading Area: N/A  
Linkage: N/A

Building Name: **Southwell Hall**  
Building Use (See Legend): A  
Gross Square Footage: 5,730 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 36'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **80 Commonwealth Ave**  
Building Use (See Legend): SR  
Gross Square Footage: 70,750 GSF  
Building Stories: 6  
Building Height: 54.4'  
Parking: 79 spaces (Lower Campus)  
Loading Area: N/A  
Linkage: N/A



Building Name: Youte' Hall  
Building Use (See Legend): SR  
Gross Square Footage: 89,070 GSF  
Building Stories: 6  
Building Height: 64.6'  
Parking: 79 spaces (Lower Campus)  
Loading Area: N/A  
Linkage: N/A

Building Name: Bus Stop (Gasson/Lyons)  
Building Use (See Legend): MISC  
Gross Square Footage: 72 GSF  
Building Stories: 1  
Building Height: 10'  
Parking: two street spaces for buses  
Loading Area: N/A  
Linkage: N/A

Building Name: Guard House (McGuinn/Campion)  
Building Use (See Legend): MISC  
Gross Square Footage: 48 GSF  
Building Stories: 1  
Building Height: 10'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Guard House (McElroy/Carney)  
Building Use: MISC  
Gross Square Footage: 48 GSF  
Building Stories: 1  
Building Height: 10'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: 66 Commonwealth Ave Dorm  
Building Use (See Legend): SR  
Gross Square Footage: 58,271 GSF  
Building Stories: 6 (Plus basement)  
Building Height: 66'  
Parking: 29 spaces (Lot FF)  
Loading Area: N/A  
Linkage: N/A



Building Name: **St. Mary's Hall**  
Building Use (See Legend): S.J. residence and chapel  
Gross Square Footage: 90,770 GSF  
Building Stories: 4 (Plus basement)  
Building Height: 60'  
Parking: 38 spaces (Lot D)  
Loading Area: N/A  
Linkage: N/A  
\*BC owns the land; the Jesuits own the building.

Building Name: **36 College Rd**  
Building Use (See Legend): A  
Gross Square Footage: 3,554 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 20'  
Parking: 2 spaces (Lot I)  
Loading Area: N/A  
Linkage: N/A

Building Name: **72 College Rd**  
Building Use (See Legend): A  
Gross Square Footage: 3,496 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 31.50'  
Parking: 3 spaces (Lot H)  
Loading Area: N/A  
Linkage: N/A

Building Name: **Brock House**  
Building Use (See Legend): A  
Gross Square Footage: 4,105 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 32.5'  
Parking: 3 spaces (Lot H)  
Loading Area: N/A  
Linkage: N/A

Building Name: **Bourneuf House**  
Building Use (See Legend): A  
Gross Square Footage: 5,490 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 29'  
Parking: 4 spaces (Lot H)  
Loading Area: N/A  
Linkage: N/A



Building Name: **Donaldson House**  
Building Use (See Legend): A  
Gross Square Footage: 6,573 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 21'  
Parking: 4 spaces (Lot H)  
Loading Area: N/A  
Linkage: N/A

Building Name: **Rahner House**  
Building Use (See Legend): A  
Gross Square Footage: 4,189 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 24.33'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Faber House**  
Building Use (See Legend): A  
Gross Square Footage: 5,384 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 31.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Hopkins House**  
Building Use (See Legend): A  
Gross Square Footage: 4,193 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 32'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Lawrence House**  
Building Use (See Legend): A  
Gross Square Footage: 4,812 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 23.7'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: **Botolph House**  
Building Use (See Legend): A  
Gross Square Footage: 7,098 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 32'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Bea House**  
Building Use (See Legend): SJ / R  
Gross Square Footage: 10,385 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 35.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A  
Linkage: N/A

Building Name: **25 Lawrence Ave**  
Building Use (See Legend): SR  
Gross Square Footage: 34,501 GSF  
Building Stories: NATP  
Building Height: NATP  
Parking: NATP  
Loading Area: NATP  
Linkage: N/A

### **Hammond Street Triangle - Newton:**

Building Name: **Daly House**  
Building Use (See Legend): SJ / R  
Gross Square Footage: 5,108 GSF  
Building Stories: 2.5 (Plus basement)  
Building Height: 31'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: **Hovey House**  
Building Use (See Legend): A  
Gross Square Footage: 9,291 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 34.4'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **31 Lawrence Ave**  
Building Use (See Legend): A  
Gross Square Footage: 4,929 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 32.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Canisus House**  
Building Use (See Legend): SJ / R  
Gross Square Footage: 3,595 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 21.3'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **55 Lee Rd**  
Building Use (See Legend): SJ / R  
Gross Square Footage: 6,423 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 34'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Murray House**  
Building Use (See Legend): SS  
Gross Square Footage: 7,255 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 35.1'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: **Murray Carriage House**  
Building Use (See Legend): **STOR**  
Gross Square Footage: **1,686 GSF**  
Building Stories: **1**  
Building Height: **14'**  
Parking: **N/A**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **Connolly Faculty Center**  
Building Use (See Legend): **A**  
Gross Square Footage: **14,163 GSF**  
Building Stories: **2 (Plus basement)**  
Building Height: **35.6'**  
Parking: **N/A**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **Connolly Carriage House**  
Building Use (See Legend): **STOR**  
Gross Square Footage: **5,183 GSF**  
Building Stories: **1**  
Building Height: **21.8'**  
Parking: **N/A**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **Haley House**  
Building Use (See Legend): **A**  
Gross Square Footage: **8743 GSF**  
Building Stories: **3 (Plus basement)**  
Building Height: **34.3'**  
Parking: **N/A**  
Loading Area: **N/A**  
Linkage: **N/A**

Building Name: **Haley Carriage House**  
Building Use (See Legend): **DC**  
Gross Square Footage: **6,532 GSF**  
Building Stories: **2 (Plus basement)**  
Building Height: **22.5'**  
Parking: **4 spaces (see Lot II)**  
Loading Area: **N/A**  
Linkage: **N/A**



## Upper Campus - Newton:

Building Name: **Roncalli Hall**

Building Use (See Legend): SR

Gross Square Footage: 33,240 GSF

Building Stories: 3 (Plus basement)

Building Height: 32.9'

Parking: N/A

Loading Area: N/A

Linkage: N/A

Building Name: **Welch Hall**

Building Use (See Legend): SR

Gross Square Footage: 33,240 GSF

Building Stories: 3 (Plus basement)

Building Height: 32.75'

Parking: N/A

Loading Area: N/A

Linkage: N/A

Building Name: **Williams Hall**

Building Use (See Legend): SR

Gross Square Footage: 33,240 GSF

Building Stories: 3 (Plus basement)

Building Height: 31.2'

Parking: N/A

Loading Area: N/A

Linkage: N/A

Building Name: **Fitzpatrick Hall**

Building Use (See Legend): SR

Gross Square Footage: 31,021 GSF

Building Stories: 3 (Plus basement)

Building Height: 30.2'

Parking: N/A

Loading Area: N/A

Linkage: N/A



Building Name: Kostka Hall  
Building Use (See Legend): SR  
Gross Square Footage: 30,335 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 26.4'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Gonzaga Hall  
Building Use (See Legend): SR  
Gross Square Footage: 33,088 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 26.4'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: O'Connell Hall  
Building Use (See Legend): SS  
Gross Square Footage: 23,346 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 36'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Shaw House  
Building Use (See Legend): SR  
Gross Square Footage: 9,773 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 23.4'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Medeiros Town Houses  
Building Use (See Legend): SR  
Gross Square Footage: 12,922 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 32.4'  
Parking: 22 spaces  
Loading Area: N/A  
Linkage: N/A



Building Name: **Claver Hall**  
Building Use (See Legend): SR  
Gross Square Footage: 11,808 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 29.15'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Loyola Hall**  
Building Use (See Legend): SR  
Gross Square Footage: 17,687 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 26.15'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Xavier Hall**  
Building Use (See Legend): SR  
Gross Square Footage: 11,070 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 27.15'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Fenwick Hall**  
Building Use (See Legend): SR  
Gross Square Footage: 32,197 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 27.15'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Cheverus Hall**  
Building Use (See Legend): SR  
Gross Square Footage: 31,242 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 27.67'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



**Newton Campus - Newton:**

Building Name: **Mill Street Cottage**

Building Use (See Legend): **STR**

Gross Square Footage: **5,430 GSF**

Building Stories: **2 (Plus basement)**

Building Height: **21.25'**

Parking: **N/A**

Loading Area: **N/A**

Linkage: **N/A**

Building Name: **Keyes South / North**

Building Use (See Legend): **SR**

Gross Square Footage: **68,153 GSF**

Building Stories: **4 (Plus basement)**

Building Height: **42'**

Parking: **25 spaces (Newton Campus - Lot I)**

Loading Area: **N/A**

Linkage: **N/A**

Building Name: **Quonset Hut Gym**

Building Use (See Legend): **SP**

Gross Square Footage: **9,750 GSF**

Building Stories: **1**

Building Height: **23'**

Parking: **N/A**

Loading Area: **N/A**

Linkage: **N/A**

Building Name: **Kenny-Cottle Library**

Building Use (See Legend): **LIB**

Gross Square Footage: **28,262 GSF**

Building Stories: **2.5 (Plus basement)**

Building Height: **31.7'**

Parking: **N/A**

Loading Area: **(See Stuart Hall)**

Linkage: **N/A**

Building Name: **James W. Smith Wing**

Building Use (See Legend): **A/C**

Gross Square Footage: **27,660 GSF**

Building Stories: **2 (Plus basement)**

Building Height: **28.6'**

Parking: **N/A**

Loading Area: **(See Stuart Hall)**

Linkage: **N/A**



Building Name: **Stuart House**  
Building Use (See Legend): A/C  
Gross Square Footage: 77,394 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 43.9'  
Parking: N/A  
Loading Area: 1 truck  
Linkage: N/A

Building Name: **Barry Fine Arts Pavillion**  
Building Use (See Legend): A/C  
Gross Square Footage: 40,005 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 25.4'  
Parking: N/A  
Loading Area: (See Stuart Hall)  
Linkage: N/A

Building Name: **Bus Stop (885 Centre St. / Entry)**  
Building Use (See Legend): MISC  
Gross Square Footage: 72 GSF  
Building Stories: 1  
Building Height: 10'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Barat House**  
Building Use (See Legend): A - SJ/R  
Gross Square Footage: 17,153 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 31.8'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: **Mary's House**  
Building Use (See Legend): A/C  
Gross Square Footage: 3,229 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 20.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: Trinity Chapel  
Building Use (See Legend): Chapel  
Gross Square Footage: 17,552 GSF  
Building Stories: 1 (Plus basement)  
Building Height: 36.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Cottage and Garage  
Building Use (See Legend): STR / STOR  
Gross Square Footage: 2,795 GSF  
Building Stories: 1 (Plus basement)  
Building Height: 21'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Alumni House  
Building Use (See Legend): A  
Gross Square Footage: 16,149 GSF  
Building Stories: 3 (Plus basement)  
Building Height: 36.5'  
Parking: 49 spaces  
Loading Area: N/A  
Linkage: N/A

Building Name: Putnam House Garage  
Building Use (See Legend): STOR  
Gross Square Footage: 1,296 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 24'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Hardey House  
Building Use (See Legend): SR  
Gross Square Footage: 38,505 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 31.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A



Building Name: Cushing House  
Building Use (See Legend): SR  
Gross Square Footage: 26,042 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 33.5'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Duchesne West  
Building Use (See Legend): SR  
Gross Square Footage: 28,380 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 31.6'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Duchesne East  
Building Use (See Legend): SR  
Gross Square Footage: 24,644 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 31.6'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

Building Name: Bus Stop (Alumni / Duchesne)  
Building Use (See Legend): MISC  
Gross Square Footage: 72 GSF  
Building Stories: 2 (Plus basement)  
Building Height: 10'  
Parking: N/A  
Loading Area: N/A  
Linkage: N/A

## Other Properties:

Building Name: Space Data Center, 5 Alfred Circle, Bedford, MA  
Building Use (See Legend): A  
Gross Square Footage: 3,600 GSF  
Building Stories: 1  
Building Height: 18'  
Parking: N/A  
Loading Area: 1  
Linkage: N/A



Building Name: McClelland Hall (Leased from Lasell College)

Building Use (See Legend): SR

Gross Square Footage: 14,330 GSF

Building Stories: NATP

Building Height: NATP

Parking: 80

Loading Area: N/A

Linkage: N/A

Building Name: Converse Hall (Leased From Lasell College)

Building Use: (See Legend): SR

Gross Square Footage: 5,823 GSF

Building Stories: NATP

Building Height: NATP

Parking: NATP

Loading Area: N/A

Linkage: N/A

Building Name: Ordway Hall (Leased from Lasell College)

Building Use (See Legend): SR

Gross Square Footage: 4,752 GSF

Building Stories: NATP

Building Height: NATP

Parking: NATP

Loading Area:

Linkage: N/A

Building Name: Chandler Hall (Leased from Lasell)

Building Use (See Legend): SR

Gross Square Footage: 2,853 GSF

Building Stories: NATP

Building Height: NATP

Parking: NATP

Loading Area: NATP

Linkage: N/A

Building Name: Weston Observatory

Building Use (See Legend): A/C

Gross Square Footage: 26,781 GSF

Building Stories: 2

Building Height: 27'

Parking: N/A

Loading Area: 1

Linkage: N/A

\*Based on Article 51 (Section 15.2 b., Existing Property and Uses part V) of the Boston Redevelopment Authority's Allston-Brighton Neighborhood District report which states: "a description of off-street parking and loading areas and facilities including a statement of the approximate number of parking spaces in each area or facility."



**BOSTON COLLEGE BUILDING PROFILE DATA**  
**Legend of Abbreviations**

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**A** - Administrative

**A/S** - Administrative and Classrooms

**A/S** - Administrative and Storage

**CHAPEL** - Church and Offices

**DC** - Day Care and Offices

**LIB** - Library

**MISC** - Miscellaneous Structures (Bus Stops, Guard Houses, etc.)

**N/A** - Non-Applicable

**NATP** - Not Available at Time of Printing

**P** - Parking

**SJ / R** - Society of Jesuit Residence Facilities

**SP** - Sports Facilities and Administrative

**SR** - Student Residence Facilities

**SS** - Student Services Facilities

**STOR** - Storage Facilities









